

YUBA COUNTY GENERAL PLAN

VOLUME II

Land Use, Circulation, Conservation and Open Space



Yuba County Planning Department

Prepared by:
QUAD Consultants
2530 J Street, Suite 302
Sacramento, California 95816

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Section One Introduction



SECTION 1 INTRODUCTION

1.0 PURPOSE AND NATURE OF THE GENERAL PLAN

The *General Plan* is a comprehensive plan for growth and development in Yuba County. It applies to all of the unincorporated area of the county outside of the cities of Marysville and Wheatland, which have their own general plans. A general plan is often compared to a "constitution" for development, the policy basis for all land use decisions in the county. Every county and city in the State is required by State law (Article 5, Section 65300 *et seq.* of the Government Code) to adopt a general plan.

1.0.1 Role of the General Plan

The general plan should serve as a useful guide for local decision-making. In addition to meeting the requirements of State law, there is also a "common sense" standard that provides for the general plan to focus on issues of greatest local concern. In Yuba County, those issues include growth, adequacy of public services and facilities, and preservation of agricultural and other open space land.

The general plan process offers the County the opportunity to plan pro-actively, based on a vision for Yuba County, rather than simply reacting to individual development proposals. It also allows the County and other public service providers (such as the community services districts, public utility districts, fire districts, water and irrigation districts, and school districts) to plan for services and facilities consistent with the plan. The general plan is also the basis for all other planning efforts, such as specific plans, community plans and redevelopment plans. According to the *State General Plan Guidelines*, the process of adopting and implementing a general plan serves to:



- Identify the community's land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development.
- Provide a basis for local government decision making, including a "nexus", or connection, to support development exactions (fees or other requirements).
- Provide citizens with opportunities to participate in the planning and decision making processes of local government.
- Inform citizens, developers, decision makers, and other cities and counties of the ground rules that will guide development within the community.
- Bridge the gap between community values and actual physical decisions.

First and foremost, in addition to complying with State law, the general plan should be a document that is meaningful to residents of Yuba County. As described above, it should focus on those issues of greatest importance and concern to Yuba County. This focus can be best achieved through active public participation and involvement in the planning process, which is described in Section 1.2.2 below.

1.0.2 Required Elements

The general plan must address seven "elements" or subjects: land use, circulation (transportation), housing, open space, conservation, safety, and noise. These elements must address the following issues:

- **The land use element** designates the general distribution and intensity of uses of the land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses.



- **The circulation element** is correlated with the land use element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other local public utilities and facilities.
- **The housing element** is a comprehensive assessment of current and projected housing needs for all segments of the community and all economic groups. In addition, it embodies policy for providing adequate housing and includes action programs for this purpose.
- **The conservation element** addresses the conservation, development, and use of natural resources including water, forests, soils, rivers, and mineral deposits.
- **The open space element** details plans and measures for preserving open space for natural resources, the managed production of resources, outdoor recreation, public health and safety, and agricultural land.
- **The noise element** identifies and appraises noise problems within the community and forms the basis for land use distribution.
- **The safety element** establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and fire hazards.

1.0.3 Elements in this Document

This *General Plan* update addresses four of the seven mandatory elements: *Land Use*, *Circulation*, *Open Space* and *Conservation* and has a twenty year timeframe: 1995-2015. The three remaining mandatory elements (*Housing*, *Noise* and *Safety*) are not being updated at this time, and the current adopted versions of these elements remain in force and effect.



1.1 REGIONAL AND LOCAL CONTEXT

1.1.1 The Regional Setting

Yuba County occupies portions of California's Central Valley and Sierra Nevada foothills and mountains. It is more specifically located in the northern portion of California along the eastern edge of the Sacramento Valley. The County is predominantly drained by the Feather, Yuba and Bear rivers which flow to the Sacramento River and ultimately to the Pacific Ocean through San Francisco Bay. The nearest major metropolitan region to Yuba County is Sacramento which lies approximately 45 miles to the south by way of State Highways 70 and 65. The County is served by the Union Pacific Railroad, the Southern Pacific Railroad and by AMTRAK.

Yuba County is a member of the Sacramento Area Council of Governments (SACOG). Bordering counties include Sutter County, Placer County, Nevada County, Sierra County, Plumas County, and Butte County. Because of historical ties and the present distribution of regional growth and development, significant interaction occurs between Yuba County and Sutter County. As growth continues, increasing interaction with Nevada, Butte and Placer counties and the Sacramento metropolitan region will occur.

1.1.2 The County Setting

Yuba County contains approximately 640 square miles and is generally bounded by the Feather River on the west, the Bear River on the south, and Honcut Creek on the north. The easterly boundary is not defined by natural features but does lie near the alignment of State Highway 49. Yuba County is very diverse and is composed of three general physiographic regions: the valley, foothills and mountains. Located in Yuba County are the incorporated cities of Marysville, the county seat, and Wheatland. Major unincorporated communities include Linda and Olivehurst on the valley floor and Loma Rica, Browns Valley, Challenge, Brownsville, Oregon House, Dobbins, Camptonville and Smartville in the foothill and mountain region. The valley is dominated by agriculture (field and tree crops, in particular, rice), Beale Air Force Base and urbanized areas. The foothills and mountains are dominated by land traditionally used for grazing, timber production, and mining. Portions of two



national forests lie within the mountains of Yuba County: Tahoe National Forest and Plumas National Forest. Rural residential development is an increasing part of the foothill and mountain landscape.

According to the California Department of Finance, Yuba County's population was 64,096 on January 1, 1995, including 12,854 persons who reside in the City of Marysville and 2,011 who reside in Wheatland. The annualized growth rate for Yuba County during the 1980s was approximately 1.75 percent countywide, while the annualized growth rate during the period 1990-1995 has been 1.94 percent countywide and 2.15 percent for the unincorporated area.

1.2 PREPARATION OF THE LAND USE, CIRCULATION, OPEN SPACE AND CONSERVATION ELEMENTS

1.2.1 Overview of Process

The County's *General Plan* update program was initiated in June 1992, with the selection of QUAD Consultants and specialty subconsultants kdAnderson Transportation Engineers and ERA (Economics Research Associates) to assist the County. One of the first steps in the process was consultation with local and State agencies regarding issues and sources of information.

The first document prepared was the *Issues, Opportunities, Assumptions, Vision Statement and Goals* Working Paper which provided a point of beginning for the general plan process. The Paper contained a listing and brief discussion of issues viewed as important to the future of Yuba County, a listing and brief discussion of opportunities present in Yuba County, a listing of tentative Plan assumptions, a Vision Statement describing the type of future Yuba County is seeking, and preliminary goals designed to help the County achieve its vision. It was intended that the Paper would stimulate discussion and lead to confirmation or modification of the directions set forth.

Following preparation of the Issues Paper, the Consultants prepared a detailed *Environmental Setting and Background* Paper which described the existing conditions that apply to all the subject areas to be addressed in the *General Plan*. This second Working Paper also serves as the "environmental



setting" portion of the Environmental Impact Report (EIR). The document is organized to correspond to the major headings appearing in the EIR and also contains a section describing the relationship of other plans adopted by the County and other agencies to the *General Plan*.

The next step in the process was the preparation of the *Revised Goals, Objectives, Growth Assumptions and Alternative Analysis* Working Paper. This Paper focused on the finalization of Goals, the development of Objectives for each Goal, and the development and analysis of alternative futures for Yuba County. Included in the latter topic were additional work on countywide growth assumptions, the identification of three distinct growth scenarios and accompanying policies and maps which generally describe the three alternative scenarios, and analysis of the alternatives. Included under the analysis was an identification of transportation related impacts and an economic and fiscal overview for each of the alternatives.

1.2.2. Public/Community Involvement

The general plan update and revision process has been directed by Yuba County Planning Department staff and the Yuba County Board of Supervisors. The Board of Supervisors appointed a General Plan Citizens Advisory Committee to review all documents and to advise the Consultants and staff.

The Citizens Advisory Committee met eight times to identify issues and assist in formulating goals, objectives, policies and alternatives. All meetings were open to the public. In addition, eleven Community Workshops were held prior to release of the draft *General Plan*. The draft *General Plan* was produced in April 1994. Thirteen additional workshops, and a total of sixteen public meetings have been held by the Planning Commission and Board of Supervisors, during the Plan update process. A number of written and oral comments were received in response and are reflected in this *Revised Draft General Plan*.



1.2.3 Alternatives

Three conceptual alternative land use scenarios were presented in the *Revised Goals, Objectives, Growth Assumptions and Alternative Analysis Working Paper*. Each alternative utilized the same general assumptions set out in the Issues Paper; however, emphasis was placed on different development form and density for each one. Alternative One focused on infill at existing densities and existing specific plan/community plan areas to fulfill growth needs. Alternative Two directed growth in a generally linear fashion along existing and proposed major transportation or utility corridors, positioning the county to take full advantage of future opportunities to utilize rail as a part of its transportation mix. Alternative Three emphasized infill at higher densities and peripheral growth outward from existing or planned community centers. This third alternative also emphasized reuse and upgrade of existing developed properties and those in proximity to developed properties.

The alternative scenarios were first presented to the Yuba County Planning Commission and Board of Supervisors in July, 1993. Subsequent to these introductory meetings, another meeting was held by the Planning Commission and two before the Board of Supervisors during November and December of 1993. Public comment was solicited and received during these meetings. From among these alternatives, a consensus was reached as to a preferred alternative which forms the basis for the goals and policies in the *Land Use, Circulation, and Open Space and Conservation Elements*. This preferred alternative, which combines elements of both Alternative Two and Alternative Three, is described in detail in Section 3 of this document.

1.2.4 Amendment Process

The process of amending the general plan is established in State law. The County may amend each of the seven mandatory elements (land use, circulation, housing, noise, safety, open space and conservation) no more than four times in one calendar year, although some exceptions apply. Some counties consider general plan amendments only at regularly scheduled intervals (such as once every three or four months), while others (presumably with less planning activity) consider amendments at any time. General plan



amendments can be initiated by the Planning Commission or Board of Supervisors, or can be applied for by private parties.

General plan amendment procedures are similar to the plan adoption process: at least one public hearing is required before both the Planning Commission and the Board of Supervisors. An environmental finding must be prepared pursuant to the California Environmental Quality Act (Negative Declaration or Environmental Impact Report). The Planning Commission's approval or denial of a general plan amendment is forwarded as a recommendation to the Board of Supervisors, which makes the final decision to approve or deny the requested amendment.

1.3 ORGANIZATION OF THE GENERAL PLAN

1.3.1 Format of the Plan

The *Land Use, Circulation, Open Space and Conservation Elements of the Yuba County General Plan* are presented in three volumes: the *Environmental Setting and Background* document (Volume I), the *Land Use, Circulation, Open Space and Conservation Elements* (Volume II), and the *Environmental Impact Report* (Volume III). Volume I, the *Environmental Setting and Background* document, describes and analyzes the existing conditions in Yuba County and the region. It provides supporting documentation for the *Land Use, Circulation, Open Space and Conservation Elements* and also serves as the required environmental setting section of the *Environmental Impact Report*.

Volume II sets forth the goals, objectives, policies and implementation strategies concerning land use, circulation, open space and conservation issues, terms which are defined below. It also includes the *Land Use Diagram*, *Circulation Diagram*, *Open Space Diagram*, and designations and standards for population density, land use and building intensity. Together, these policy statements, designations and diagrams constitute the policy of Yuba County for the comprehensive, long-range physical development of the county.

Section 2 of the *Land Use, Circulation, Open Space and Conservation Elements* includes a vision for the county's future, a statement of what the



county will ideally be like in the year 2015. Section 3 describes the preferred alternative that forms the basis for the *Yuba County General Plan*. Estimated *General Plan* buildout information (in terms of population, housing units, acreage and square footage) and other implications of the *Land Use, Circulation, Open Space and Conservation Elements* are discussed in Section 4.

Section 5 of the elements defines and describes the land use classifications which appear on the *Land Use Diagram*, as well as the standards for population density and/or land use intensity for each classification. Section 5 also includes the Diagram, a zoning consistency matrix and the goals, objectives, policies and implementation strategies relating to land use issues. Circulation goals, objectives, policies and implementation strategies, along with the *Circulation Diagram*, circulation system classifications, and planned circulation system improvements and functional classifications are included in Section 6. Section 7 contains goals, objectives, policies and implementation strategies relating to open space and conservation and the *Open Space Diagram*.

Of special concern in Yuba County is the preservation of agricultural lands. In order to place additional emphasis on this subject a separate section (Section 8) has been created that compiles all of the goals, objectives, policies and implementation strategies appearing in the *Land Use, Circulation and Open Space and Conservation Elements* which are directed at the preservation of agricultural lands and their economic viability.

Yuba County has adopted a community plan for the River Highlands Community Services District and specific plans for areas identified as Spring Valley, East Linda and Plumas Lake. This *General Plan* recognizes these planning efforts and refers the reader to those plans for detailed planning guidance. The goals, policies and implementation measures contained in the specific and community plans are intended to supplement and elaborate upon the content of this *General Plan* but do not supersede its content. The *General Plan* functions as a countywide planning document with which all other planning efforts must be consistent. There are no separate *Land Use, Circulation* or *Open Space* diagrams in the *General Plan* for specific and



community plan areas, and the diagrams appearing in the specific and community plans are the only applicable diagrams for those areas.

1.3.2 Definitions

Every effort has been made to keep the *Land Use, Circulation, Open Space and Conservation Elements* of the *General Plan* free of planning "jargon" and obscure terms and references. The use of some technical terms is difficult to avoid, but these terms are defined for the reader's benefit. The Elements contain goals, objectives, policies, implementation strategies and diagrams, which are defined in the *General Plan Guidelines* as follows:

Goal. A goal is a direction-setter. It is an ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed. A goal is a general expression of community values and, therefore, is abstract in nature. Consequently, a goal is generally not quantifiable, time-dependent or suggestive of specific actions for its achievement.

Objective. An objective is a specific end, condition or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time-specific. An objective may only pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.

Policy. A policy is a specific statement that guides decision-making. It indicates a clear commitment of the local legislative body [Board of Supervisors]. A policy is based on a general plan's goals and objectives as well as the analysis of data. For a policy to be useful as a guide to action it must be clear and unambiguous.

Implementation Strategy. An implementation strategy is an action, procedure, program or technique that carries out general plan policy. Each policy must have at least one corresponding implementation measure.



Diagram. A diagram is a graphic expression of a general plan's development policies, particularly its plan proposals. A diagram must be consistent with the general plan text and should have the same long-term planning perspective as the rest of the general plan. The diagram, along with the general plan text, provides a rational basis for planning-related regulations.

As indicated in the *General Plan Guidelines*, the word "shall" in a policy statement indicates an unequivocal directive. The word "should" signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations.

Sections 5 and 6 define and describe the land use classifications and circulation system classifications which appear on the *Land Use Diagram* and *Circulation Diagram*, respectively. Section 7 defines open space features appearing on the *Open Space Diagram*.

The term "development" has more than one meaning in the context of this *General Plan*. The term "development" is used to generally describe urban-type uses (e.g., residential subdivisions, apartments, office, commercial and industrial uses) and physical urban form or patterns, as opposed to non-urban uses, form or patterns that include the natural environment, agricultural uses or individual houses and accessory structures. It may refer to either existing or prospective development. It may also refer to the land development process, defined as the act of conversion from non-urban use to urban use. In the context of the *General Plan* goals, objectives, policies and implementation strategies, "development project" refers to discretionary planning permits or entitlements, which include new or amended specific plans, subdivision and parcel maps, changes of zone and conditional use permits. It does not refer to a project for which only a building permit is required. "Economic development" refers to actions that promote new or expanded businesses or industries.

1.4 MAINTENANCE OF THE GENERAL PLAN

According to the *State General Plan Guidelines*, "At one time, the local general plan was looked upon as a set of broad policies that had little actual role in



development decisions. In those days, general plans consisted of brightly colored maps or printed booklets that were carefully prepared and then set aside so as not to interfere with the job of decision making."

Yuba County has no intention of allowing its *General Plan* either to sit unused on the shelf, or to allow it to become obsolete so that it is not relevant in day-to-day decision-making. Several steps will be taken to ensure that the *General Plan* remains useful and up-to-date.

The four Elements include one or more implementation strategies for each policy. These strategies ensure that the policies will actually be implemented. State law requires the County to provide an annual report to the Board of Supervisors on the status of the Plan and progress in its implementation. The *State General Plan Guidelines* recommend that a county annually review those portions of the general plan having a short-term focus, and consider amendments as necessary. The review should take into account the availability of new implementation tools, changes in funding sources, and the feedback from Plan monitoring activities.

With the exception of the *Housing Element*, there is no required timetable for updating the general plan. The *Guidelines* recommend that the local planning agency should thoroughly review the entire general plan every five years and revise it as necessary, but that is not a requirement. The *Housing Element* must be updated every five years, and the schedule for revision is established in State law.



Section Two

Vision Statement



SECTION 2

VISION STATEMENT

The following paragraphs describe the kind of future Yuba County residents envision after implementation of the updated *General Plan*. Not all of these ideas are new, with considerable emphasis being placed on retaining present desirable qualities. The material was developed based on discussions with the Citizens Advisory Committee, staff and others who have volunteered opinions about the future of Yuba County. The Statement is not all-encompassing, focusing on those areas of most interest to plan participants. More specific proposals are to be judged against it to determine if they will assist the County in achieving its vision for the future. The Statement is deliberately broad and tries to capture as many views as possible, while highlighting the common threads which bind them together.

2.0 FUTURE GROWTH AND DEVELOPMENT

Yuba County will continue to grow. With growth will come new opportunities to improve and diversify the economy, preserve and enhance the environment, and provide better and more affordable housing. The growth which will occur will be managed in such a fashion that present residents of Yuba County will also benefit from the economic activity generated, rather than allowing the benefits to impact only newcomers or geographic areas outside Yuba County.

A variety of living environments will be preserved, ranging from higher density urban areas within and near present communities, to rural large lot densities within areas of the county more remote from services. Established communities will be the focal point for foothill and mountain growth and will take on a village character, with a higher density core providing goods and services to surrounding areas. Densities will decrease with distance from the village core. When consistent with the village concept, clustering of housing will occur, with greenspace retained in large blocks for use and enjoyment by homeowners. Scattered unplanned development will be avoided with locales set aside for each lifestyle, in accordance with an overall plan.

Rural residential areas will be preserved, recognizing the need to provide for a variety of lifestyles. On the valley floor, lands that are the least productive for agricultural purposes will be committed to development while higher value



agricultural land will be protected from encroachment and preserved for future generations of farmers.

Design review will become an integral part of development approvals for projects contained within specific and community plan areas and for commercial and industrial development, assuring a pleasing and compatible view from public and private places. Natural open space will be preserved in developments whenever feasible, in order to preserve and protect vegetation and wildlife, and to enhance the aesthetics of new developments.

Communities will have community boundaries around them, clearly showing where higher densities are permitted, and where the rural and agricultural character of the county is to be preserved. Community boundaries will allow for long term commitments to agriculture and other rural lifestyles without fear of incompatible encroachments. Clustering of housing will preserve open space and create buffer areas between development and other uses of land that may pose incompatibilities. The concept of density transfers will be utilized to facilitate clustering, compact forms of development, and to encourage higher densities within community boundaries.

Infrastructure and other public improvements will be planned for in advance of development, utilizing the *General Plan* as a basis for commitment of public funds, and by requiring development to finance project specific infrastructure and improvement needs as a part of the development's financing package. The County will make available to developers various financing mechanisms, requiring County participation, in order to facilitate adequate funding for public improvements.

2.1 TRANSPORTATION

Transportation planning and land use planning will be carefully coordinated, assuring that roadways and other forms of transportation are adequate to handle projected needs, as determined by established thresholds and levels of service. Major facilities will be added to the Yuba County landscape, including the third bridge to Sutter County, the State Highway 70 Freeway to Marysville, and a major direct route between the Smartville area and Wheatland. In addition, planning will be underway for a fourth bridge to Sutter County, north of Marysville, including a beltway around the two cities, a State Highway 65 Bypass of Wheatland, and extension to Butte County of the State Highway 70 Freeway. State Highway 20 will be upgraded to



assure adequate capacity for the traveling public between foothill communities and Marysville.

Special attention will be given to a network of trails for use by pedestrians, equestrians and bicyclists in order to reduce automobile use and promote healthy lifestyles. New development will construct and integrate trails into the fabric of the community, placing shopping, places of work, schools and recreation in proximity to trails.

Greater emphasis will be placed on reducing automobile trips through increased access to fixed route public transit as well as various forms of ride sharing. Fiber optics and other forms of advanced communications will make it increasingly possible for people to work at home, reducing daily work related trips. Development patterns will be focused on reducing automobile trips, placing shopping and homes in proximity to one another, as well as maintaining a relationship between housing development and jobs availability. Through proper design and use of public transit, a measurable positive impact on air quality will be created.

2.2 INTERGOVERNMENTAL COORDINATION

The City of Marysville will continue to be the cultural and historic center of the county. The City and County will work toward a common goal of diversifying and expanding the local economy for the benefit of both incorporated and unincorporated area residents. The Cities of Marysville and Wheatland will participate directly in future growth and accommodate a portion of the future urban growth of the county. The County and two cities will work closely together to devise plans for growth and development around the cities that do not pose future problems of service, access, and integration of development with city areas.

Closer cooperation will exist between Sutter, Yuba and Butte counties with the three counties embodying a significant subregion of the State. The three counties will work closely to resolve issues of intercounty transportation, air quality, and regional growth. Considerable attention will be given to the three counties as a regional and economic unit. Emphasis will be placed on retention of the benefits of growth within the region, rather than serving as a bedroom community to other regions.



2.3 AGRICULTURE

Agriculture will continue to play a significant role, although overall acreage will be reduced as a consequence of urbanization around Marysville, Linda, Olivehurst, Wheatland, and elsewhere. The best agricultural lands, including those along the Feather River, Bear River and in Reclamation District 10, will be preserved, and the County will continue to give protection of agricultural land a high priority. Some agricultural land will be removed from production as a consequence of a changing agricultural economy, urbanization and the value of water as a commodity. New uses for this land will include crops which can be grown more profitably under the changed circumstances, and urban uses where conversion is consistent with the *General Plan*. Because of the high value rice land east of Reclamation District 10 has for waterfowl, significant portions of this area will be permanently preserved for wetland and agricultural purposes.

The timber industry will remain a valuable part of the county's agricultural mix and appropriate measures will continue to be taken to assure its long-term presence in the county.

2.4 WATER

A countywide plan will be developed and implemented for utilization and distribution of Yuba County water within Yuba County. Emphasis will be placed on ways to benefit from local use of water rather than export, and the impact exportation may have on the cost of water to existing business and industry will be recognized. As water becomes an increasingly scarce commodity in California, water-dependent forms of industry and commerce will be attracted to Yuba County. Yuba County will carefully manage its water resource in accordance with a plan to assure its judicious and beneficial use.

Because Yuba County receives too much water at times, the County will improve its levees and drainage systems to assure 100 year protection for all areas planned for growth and development. Developers will be called upon to contribute their fair share to solutions.



2.5 ENVIRONMENT

The Yuba River will be viewed as an asset to be showcased and promoted, and will be restored to a more natural condition with adequate public access. Recreational use of the River will be emphasized, wildlife habitat will be enhanced and protected, and trails will be created along the River for recreational use.

The Yuba County watershed will be conserved and protected through careful management of growth, development and timber harvesting within the watershed. Areas along stream courses and steeply sloping lands will receive particular attention through application of setbacks and other standards for development and use. Wildland fire as a threat to the watershed will be factored into planning and development decisions for watershed lands.

Wetlands will be protected or replaced in recognition of their value to waterfowl. Foothill oak woodlands, the quintessential California landscape, will be preserved as development occurs, in recognition of their value as open space, watershed, wildlife habitat, and livestock grazing areas. Programs will be put into motion to assure oak woodland regeneration and conservation of Valley oaks in developed areas as well as areas not subject to development.

The County will assure that resource development is carried out in a manner sensitive to the environment and compatible with neighboring uses.

2.6 QUALITY OF LIFE

The County, through its general plan process, will assure that future land uses are appropriate and compatible with neighboring uses. Residents of Yuba County will attain a higher quality of life through an expanded economy, brought about by the growth the county will experience. Such growth will permit an expansion of County services and will reduce the dependence of residents on government sponsored social service programs. The County will utilize available opportunities to make education, health care and housing affordable and accessible to all economic segments.

Through careful planning, the county will generally achieve a jobs/housing balance, assuring that residents do not need to travel long distances for employment. Housing development will include a mix of housing types, assuring affordability to all



economic groups, including housing affordable to agricultural labor. Low income housing will be sited throughout the county and will not be concentrated in any single area.

Programs initiated to remove blighted conditions in some communities will, in conjunction with an improving economy, successfully revitalize those areas, reducing poverty and crime. Economic, cultural and racial integration will be a goal as well as a reality, as improved conditions benefit all groups and decision makers actively invite all groups to participate. The focus of the County's efforts will continue to be on improving conditions for existing residents of the county and providing greater job opportunities and choice for them.

As Yuba County grows, a conscious effort will be made to design new developments in a manner conducive to a safe living environment, reducing the potential for crime and related activity. A high priority will be placed on youth programs and facilities for young peoples' recreation as a means of reducing the potential for youthful offenders. Consideration will be given to the need and availability of such facilities as growth occurs in Yuba County as well as the need for senior citizen facilities. In addition, an expanded public park system will be created, utilizing new development as a catalyst and a major generator of revenues for development and maintenance of park facilities.

The quality of education in Yuba County will be enhanced and facilities expanded to meet the challenge of growth. Development will pay its fair share of the costs of providing improved and expanded education facilities. A larger and enhanced educational system will benefit all Yuba County residents. Included in this enhanced educational system will be a growing and dynamic Yuba College and a major trade school, capable of meeting the cultural and training needs of a growing and changing region.

Emphasis will continue to be placed on the health care systems of the county with expanded and new facilities developed to meet the needs of a growing population. Fewer trips for medical care outside the region will be necessary as growth brings with it a more diverse and full service health care system.



2.7 ECONOMY

As the economy becomes more diverse and regional in nature, Yuba County will balance growth in a manner conducive to creating jobs and commerce in the county. The Enterprise Zone and other similar incentives will be provided and promoted by the County to assure that industry has a reason to locate in Yuba County. The county's natural assets, including its people, water, natural beauty, minerals, and other resources, will be actively promoted as the county achieves a more diverse and dynamic economy.

An improved supply of fully serviced industrial sites with a variety of parcel sizes will be created through public/private partnerships. Included will be a major facility in the vicinity of Wheatland which can compete effectively for industries considering the Placer/Sacramento counties region.

Recreation and tourism will be a key component of future economic activity. The Yuba River and other similar assets (including wildlife viewing) will be actively promoted and capitalized on as this sector of the economy expands.

Although emphasis will be placed on diversifying the local economy, the importance of retaining and supporting existing local business will not be lost. In this context, the cattle industry will continue to receive recognition for its contribution to the local economy and the role it plays in preserving open space. In a similar fashion, surface mining will be recognized for its contribution to the local economy, and appropriate standards and compatibility criteria will be applied to this activity to assure its long-term acceptance.

Beale Air Force Base will continue to be an important element in the county's economy with an enhanced and expanded presence. The County and Base will continue to work cooperatively to protect this valuable asset and to assure its long-term viability and ability to take on new and expanded missions.



Section Three Preferred Alternative



SECTION 3 PREFERRED ALTERNATIVE

3.0 DESCRIPTION

Assumptions used during the general plan process include a 20 year (2015) time horizon, and a growth accommodating view. During the early stages of general plan development, a 3.75 percent growth rate was utilized when projecting population under the preferred alternative. This was based on growth trends during the early 1990s, which showed Yuba County growing at a substantially greater rate than historic trends would support. Growth pressures have now decreased and Yuba County is again experiencing a slower rate of growth. Based on these longer term trends, the annualized growth rate used in this *General Plan* is 2 percent, leading to a 2015 population of approximately 95,000, or a population increase of approximately 31,000 persons.

The diagrams which describe the distribution of land uses under the preferred alternative show sufficient area to accommodate 60,000 dwelling units, which could house approximately 169,000 persons. This assumes full theoretical buildout of the Plan. These numbers include the cities of Marysville and Wheatland. The area now unincorporated will accommodate approximately 145,000 persons and 52,000 housing units. A rule of thumb commonly used to judge flexibility needed to provide choice and preserve a competitive environment during the development process is to allocate approximately 150 percent of the area required to accommodate the projected population. Assuming room to accommodate 145,000 persons indicates that sufficient area has been allocated to accommodate approximately double the projected population. This is greater area than typically required and indicates that the Plan will serve the County beyond the 2015 horizon.

The preferred alternative focuses on concentric patterns of development and infill, although specific plans and the community plan are incorporated in their present forms. The compactness of development form proposed under the preferred alternative makes public transit more feasible, and will assist in placing jobs, goods and services in proximity to greater numbers of people.



Residential densities in the preferred alternative are similar to present designated densities in Linda and Olivehurst due to the large supply of already designated higher density sites, and multiple family and other forms of attached housing will be encouraged in an effort to assure affordability for all income groups. Compact commercial and industrial areas are proposed in proximity to Linda and Olivehurst. Redevelopment may be a logical tool to assist in the reuse of properties.

A corridor is shown along State Highway 65, extending south from Olivehurst, as "Planning Reserve" to provide additional lands for future industrial, commercial and residential uses. No specific designations are provided at this time; they will be established following submission of development plans for the area. A large block of land, approximately 2,492 acres in size and located east of State Highway 65 and southwest of Beale Air Force Base, is proposed as a major Industrial Research and Development Park. Only 610 acres of the site, however, are projected to develop during the planning period. The remaining 1,882 acres are included in the Industrial Research and Development Park designation in order to make clear the County's intention beyond the present planning period or until circumstances warrant reexamination of available industrial sites.

A jobs/housing balance is sought with jobs located primarily on the valley floor. Although jobs in close proximity to foothill/mountain residents are viewed as desirable, it is recognized that as a practical matter, major employers will require the access and other attributes afforded by a valley location. Sites appropriate for job generation are identified within or on the periphery of Linda/Olivehurst, Wheatland and/or specific plan areas. It is recognized that foothill and mountain communities may not be "full service" in nature, although commercial "nodes" are identified in each major community.

Preservation and conservation of agricultural and natural resources is accommodated while providing sufficient flexibility to allow for physical and economic growth. Community boundaries are an important tool in the preservation and conservation effort by containing urban growth in such a way that minimum amounts of high value agricultural lands are disturbed and natural areas are avoided. The concept of infill is promoted, but it is also recognized that peripheral expansion provides unique and competitive economic development opportunities on the valley floor. Rural residential activity is generally confined to already established areas on the valley floor and within community boundaries in the foothill areas. A limited



amount of residential intensification is permitted outside Community Boundaries when existing parcels are greater than 40 acres in size and at least 80 percent of the parcel will remain in open space.

The preferred alternative assumes the phased implementation of a development fee program which will ultimately require private real estate development to pay its full share of the public facilities and services which the new development itself will require. This will be a continuation of present policy based on the County's belief that high quality development should provide the necessary infrastructure and public facilities to accommodate additional growth.

3.1 ANALYSIS

Based on the projected population of 95,000, it is necessary to provide sufficient sites within Yuba County to accommodate approximately 34,000 housing units. It is estimated that Yuba County currently contains approximately 21,000 housing units (excluding those on Beale Air Force Base), which leaves a need to plan for approximately 13,000 additional sites for dwellings by the year 2015. Of these 13,000 dwelling sites, approximately 700 will be within the present Wheatland city limits, while the balance will be located in the unincorporated area.

The various specific plans and community plan at buildout provide sites for approximately 33,500 dwellings; however, the number of dwelling sites to be accommodated by specific plans is somewhat misleading since the specific plans do not have buildout horizons consistent with the 2015 *General Plan* buildout. In fact, it is acknowledged that 30 to 40 years may elapse before completion of specific plans, such as Plumas Lake. To deal with this issue, it has been assumed that the specific plans will be no more than 80 percent built out during the *General Plan* timeframe.

The projected additional population establishes a need for designation of at least 220 acres suitable for commercial and office use, in addition to already developed sites. This need is fully met by the preferred alternative. Industrial development will require 500 to 600 acres of land in addition to that already developed for such purposes. Assuming the county will attract larger, planned industrial parks with high profile tenants, larger acreages may be required. The preferred alternative recognizes the need for such sites and provides a generous amount of acreage for industrial purposes.



To support the projected population, it will be necessary for approximately 13,000 new jobs to be created in Yuba County over the term of the Plan. This assumes a 7 percent unemployment rate and a ratio similar to the current ratio of work force to non-work force population, which is slightly more than one employed person per household. It also assumes that the percentage of the work force employed outside the county (26.6 percent in 1980 and 37.5 percent in 1990, according to the federal census) will remain the same as in 1990. Of course, should the number of retirees substantially increase as a percentage of the population, or should most newcomers continue to work outside the county, in-county job demand will be greatly reduced. Prevention of an increase in out-of-county employment will require a substantial commitment to generation of well paying in-county jobs. If the preferred alternative is to be fully implemented (see Land Use Objective 46-LUO), an average of 750 new jobs should be generated on an annual basis. Commercial employment will tend to cluster in the valley, accounting for three-quarters of all employment. Industrial development will also cluster in the valley, representing 85 percent of the land developing for industrial space.

Other land uses which are directly tied to population growth are public, neighborhood, community and regional park facilities. Yuba County currently devotes approximately 300 acres to such use. Based upon the projected population and utilizing the County's current standard of 5 acres per 1,000 persons, an additional 155 acres needs to be accommodated by the Plan.

A portion of the identified need for development sites will be met through infill; however, a portion of the necessary land will come from the county's present agricultural and open space land base. Yuba County contains approximately 302,000 acres of privately held land out of a total county land base of approximately 410,000 acres. The preferred alternative places approximately 89,000 acres within community boundaries, representing approximately 29 percent of the county's private land base. This includes the incorporated cities, the Planning Reserve designation and the Research and Development Park, but does not include Beale Air Force Base.

The preferred alternative recognizes that both use and protection of natural resources are important to the county and the well being of its residents. Priorities are established which provide for growth in the local economy as well as an improved quality of life for residents of Yuba County.



Section Four

Implications of the Land Use Diagram



SECTION 4 IMPLICATIONS OF THE LAND USE DIAGRAM

Section 5.1 presents the *General Plan* land use classifications, minimum site area, building intensity and population density standards, as required by State law. The purpose of this Section is to translate these standards and the land use designations shown on the *Land Use Diagram* into data which quantify future development potential in Yuba County.

Table 4-1 contains estimates of the total acreage by classification, and the square footage, dwelling units and population applicable to each land use classification under full buildout, for the unincorporated area. Please note that full buildout under the *Land Use Diagram* and the projected population for the planning period (95,000) are not necessarily the same due to the flexibility contained in the Plan as described in Section 3. Tables 4-2 through 4-9 contain the same information for areas within the community boundaries of Linda/Olivehurst, Loma Rica/Browns Valley, Oregon House/Dobbins/Collins Lake, Brownsville/Challenge, Camptonville, Wheatland, Log Cabin and Rackerby respectively. Estimates for Wheatland, shown on Table 4-7, do not include the area within the present city limits. Because the Community Boundary for the City of Marysville is coterminous with the city limits, there are no buildout projections presented. Community boundaries are also established for certain specific and/or community plans, such as River Highlands and Plumas Lake. Buildout projections for these areas are presented in the individual specific plans.

Dwelling unit estimates are based on an average within the density range for each residential category. Actual densities upon development may be somewhat higher or lower, depending upon the availability of community sewer and/or water systems, site development constraints, and the actual development proposals that are approved. Footnotes to the tables explain the assumptions used.

The estimated buildout population for the presently unincorporated area of the county in the year 2015 is 145,043 utilizing the *Land Use Diagram* and the assumptions contained in the tables. As described in Section 3, this is approximately double the population that will actually reside in the unincorporated area during the



planning period. It is, however, desirable to maintain flexibility in terms of *General Plan* holding capacity to assure adequate choice of sites. It will be important to regularly update the Plan to ensure that adequate choice remains throughout the planning period. As a practical matter, because the *Land Use Diagram* presently projects a twenty year supply of residential sites, the Plan will have significant flexibility for a number of years. Individual communities may, however, experience a lack of developable land more rapidly, particularly if some major event unforeseen by the Plan should occur. Community plans should be developed, as resources permit, in order to more specifically address each individual community's needs.

On a countywide basis, the *Land Use Diagram* identifies more than three times as much potential commercial and industrial land than would normally be supported by the projected population. This provides more than adequate flexibility for such uses and ample opportunity for highway-oriented businesses that may benefit from the presence of State Highway 65 and the future State Highway 70 bypass. It is also indicative of the large land area requirements of industry that is heavily tied to agriculture, mineral extraction, and raw materials processing.

These estimates of population and physical development form the basis for analysis of the environmental impacts associated with Plan buildout which are contained in Volume III, the *Environmental Impact Report*. These estimates should also be kept in mind as the reader studies the entire *General Plan*.

In summary, the *Land Use, Circulation, Open Space and Conservation Elements* provide sufficient room to accommodate the 2015 projected population while allowing ample opportunities for expansion of the county's commercial and industrial base, in accordance with the preferred alternative.



**TABLE 4-1
GENERAL PLAN BUILDOUT¹**

Land Use Category	Total Acreage	Dwelling Units/ Square Footage ²	Population ³
Valley Agriculture	121,356	3,034	8,647
Foothill Agriculture	49,516	619	1,764
Extractive Industrial	8,320	54,362,880 s.f.	-
Timber Production	34,200	-	-
Public	107,634	-	-
Research and Development Park	2,492	5,967,720 s.f.	-
SUBTOTAL	323,518	3,653	10,411
Community Boundaries ⁴	86,082	48,559	134,632
SUBTOTAL	409,600	52,212	145,043
Other Population ⁵	-	8,421	24,000
TOTAL	409,600	60,633	169,043 ⁶

- 1 Includes both existing and potential units for total buildout.
- 2 Where available, units are based on planned or projected units as within specific/community plan areas at 80% buildout; when not available, units and square footage are based on minimum parcel sizes with assumption that a maximum of 75% of area would actually develop, except in Valley Agriculture and Foothill Agriculture where it is assumed that only 50% and 25% of the potential parcels, respectively, would be used for farm-related residences.
- 3 Based on 2.85 persons per household unless otherwise specified in plans and includes existing population.
- 4 See Tables 4-2 through 4-9 for breakdown by designation within community boundaries.
- 5 Includes the cities of Marysville and Wheatland and Beale AFB; acreage accounted for above.
- 6 Population adjusted to reflect assumed 5 percent vacancy factor.

Source: QUAD Consultants, 1995.



TABLE 4-2
GENERAL PLAN BUILDOUT¹
LINDA/OLIVEHURST COMMUNITY BOUNDARY

Land Use Category	Total Acreage	Dwelling Units/ Square Footage ²	Population ³
Single Family Residential	3,898	11,711	39,002
Multiple Family Residential	135	911	2,596
Community Commercial	383	6,229,080 s.f.	-
Regional Commercial	60	588,060 s.f.	-
Public	1,112	-	-
Industrial	1,479	33,802,560 s.f.	-
Planning Reserve	1,695	-	-
SUBTOTAL	8,762	12,622	41,598
East Linda Specific Plan	1,617	4,811	12,464
Plumas Lake Specific Plan	4,620	9, 398	26,783
SUBTOTAL	6,237	14,209	39,247
TOTAL	14,999	26,831	80,845

- 1 Includes both existing and potential units for total buildout.
- 2 Where available, units are based on planned or projected units as within specific/community plan areas at 80% buildout; when not available, units and square footage are based on minimum parcel sizes with assumption that a maximum of 75% of area would actually develop.
- 3 Based on 2.85 persons per household unless otherwise specified in plans and includes existing population.

Source: QUAD Consultants, 1995.



TABLE 4-3
GENERAL PLAN BUILDOUT¹
LOMA RICA/BROWNS VALLEY COMMUNITY BOUNDARY

Land Use Category	Total Acreage	Dwelling Units/ Square Footage ²	Population ³
Agriculture/ Rural Residential (5 acres)	29,544	4,430	12,625
Neighborhood Commercial	264	2,587,464 s.f.	-
Public	70	-	-
SUBTOTAL	29,878	4,430	12,625
Spring Valley Specific Plan	2,445	2,802	7,771
TOTAL	32,323	7,232	20,396

1 Includes both existing and potential units for total buildout.

2 Where available, units are based on planned or projected units as within specific/community plan areas at 80% buildout; when not available, units and square footage are based on minimum parcel sizes with assumption that a maximum of 75% of area would actually develop.

3 Based on 2.85 persons per household unless otherwise specified in plans and includes existing population.

Source: QUAD Consultants, 1995.



TABLE 4-4
GENERAL PLAN BUILDOUT¹
OREGON HOUSE/DOBBINS COMMUNITY BOUNDARY
COLLINS LAKE AREA

Land Use Category	Total Acreage	Dwelling Units/ Square Footage ²	Population ³
Agriculture/ Rural Residential (5 acres)	9,037	1,355	3,862
Neighborhood Commercial	160	1,568,160 s.f.	-
Open Space	160	-	-
Public	23	-	-
Subtotal	9,380	1,355	3,862
Collins Lake Community Commercial	76	1,241,460 s.f.	-
Collins Lake Agriculture/Rural Residential (5 acre)	569	85	242
Subtotal	645	85	242
TOTAL	10,025	1,440	4,104

- 1 Includes both existing and potential units for total buildout.
- 2 Where available, units are based on planned or projected units as within specific/community plan areas at 80% buildout; when not available, units and square footage are based on minimum parcel sizes with assumption that a maximum of 75% of area would actually develop.
- 3 Based on 2.85 persons per household unless otherwise specified in plans and includes existing population.

Source: QUAD Consultants, 1995.



TABLE 4-5
GENERAL PLAN BUILDOUT¹
BROWNSVILLE/CHALLENGE COMMUNITY BOUNDARY

Land Use Category	Total Acreage	Dwelling Units/ Square Footage ²	Population ³
Agriculture/Rural Residential (5 acres)	1,137	170	485
Agriculture/Rural Residential (2-1/2 acres)	366	110	313
Agriculture/Rural Residential (1 acre)	469	352	1,003
Agriculture/Rural Residential (1/2 acre)	54	80	228
Neighborhood Commercial	326	3,124,123 s.f.	-
Public	158	-	-
TOTAL	2,510	712	2,029

- 1 Includes both existing and potential units for total buildout.
- 2 Where available, units are based on planned or projected units as within specific/community plan areas at 80% buildout; when not available, units and square footage are based on minimum parcel sizes with assumption that a maximum of 75% of area would actually develop.
- 3 Based on 2.85 persons per household unless otherwise specified in plans and includes existing population.

Source: QUAD Consultants, 1995.



TABLE 4-6
GENERAL PLAN BUILDOUT¹
CAMPTONVILLE COMMUNITY BOUNDARY

Land Use Category	Total Acreage	Dwelling Units/ Square Footage ²	Population ³
Agriculture/Rural Residential	110	85	242
Neighborhood Commercial	1	13,068 s.f.	-
Public	5	-	-
TOTAL	116	85	242

- 1 Includes both existing and potential units for total buildout.
- 2 Where available, units are based on planned or projected units as within specific/community plan areas at 80% buildout; when not available, units and square footage are based on minimum parcel sizes with assumption that a maximum of 75% of area would actually develop.
- 3 Based on 2.85 persons per household unless otherwise specified in plans and includes existing population.

Source: QUAD Consultants, 1995.



TABLE 4-7
GENERAL PLAN BUILDOUT^{1,2}
WHEATLAND COMMUNITY BOUNDARY

Land Use Category	Total Acreage	Dwelling Units/Square Footage ³	Population ⁴
Residential		4,657	13,272
Industrial		2,744,-280 s.f.	-
Commercial		1,219,680 s.f.	-
TOTAL	1,313	4,657	13,272

- 1 Includes both existing and potential units for total buildout.
- 2 Does not include area within City limits.
- 3 Land Use quantities are hypothetical and based on previously submitted plans and probable zoning. It is intended that actual development will occur in accordance with the City's General Plan now in preparation. The quantities shown are to be used only for purposes of assigning trips for Circulation Element work and for estimating the probable buildout population.
- 4 Based on 2.85 persons per household unless otherwise specified in proposed plans and includes existing population.

Source: QUAD Consultants, 1995.



TABLE 4-8
GENERAL PLAN BUILDOUT¹
LOG CABIN COMMUNITY BOUNDARY

Land Use Category	Total Acreage	Dwelling Units/ Square Footage ²	Population ³
Agriculture/Rural Residential	165	99	282
Neighborhood Commercial	2	19,602 s.f.	-
Public	2	-	-
TOTAL	169	99	282

- 1 Includes both existing and potential units for total buildout.
- 2 Where available, units are based on planned or projected units as within specific/community plan areas at 80% buildout; when not available, units and square footage are based on minimum parcel sizes with assumption that a maximum of 75% of area would actually develop.
- 3 Based on 2.85 persons per household unless otherwise specified in plans and includes existing population.

Source: QUAD Consultants, 1995.



TABLE 4-9
GENERAL PLAN BUILDOUT¹
RACKERBY COMMUNITY BOUNDARY

Land Use Category	Total Acreage	Dwelling Units/ Square Footage ²	Population ³
Agriculture/Rural Residential	666	100	285
Neighborhood Commercial	2	19,602 s.f.	-
Public	1	-	-
TOTAL	669	100	285

- 1 Includes both existing and potential units for total buildout.
- 2 Where available, units are based on planned or projected units as within specific/community plan areas at 80% buildout; when not available, units and square footage are based on minimum parcel sizes with assumption that a maximum of 75% of area would actually develop.
- 3 Based on 2.85 persons per household unless otherwise specified in plans and includes existing population.

Source: QUAD Consultants, 1995.



Section Five Land Use Element



SECTION 5 LAND USE ELEMENT

5.0 INTRODUCTION

Because the *Land Use Element* has the broadest scope of the mandatory general plan elements, it is often viewed as being most representative of the general plan. All components of the *General Plan* must be internally consistent and the goals, objectives, policies and programs contained in the *Land Use Element* relate directly to the other elements. Government Code Section 65302(a) contains the following description of what a land use element must contain:

A land use element... designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas. The land use element shall designate, in a land use category that provides for timber production, those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982, Chapter 6.7 (commencing with Section 51100) of Part I of Division 1 of Title 5.

Section 65303 (California Government Code) states that, "The general plan may include any other elements or address any other subjects which, in the judgement of the legislative body, relate to the physical development of the county or city".

The goals and policies contained in this Plan will be used to guide the county's physical growth and development during the next twenty years. By definition, a



"goal" will express, in general terms, community values which set a direction or ideal future end, condition or state. An "objective" represents a specific end condition which is viewed as an intermediate step toward attainment of a goal. The "policies" will be specific statements to be used in guiding decision making, based on general plan goals and objectives. As set forth in the *State General Plan Guidelines*, published by the Office of Planning and Research, the word "shall" indicates an unequivocal directive. The word "should" signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations.

In the context of the general plan, implementation strategies are those measures which carry out general plan policies. These measures may represent an action, procedure, program or technique which will achieve the established goals and objectives. As indicated in the *General Plan Guidelines*, each general plan policy should be implementable through an identified strategy. In some instances the implementation strategy is clear from the policy content. In other instances policies are supplemented with specific implementation strategies.

The goals, objectives, policies and implementation strategies are divided into subject areas based on the four specific general plan elements. Within each subject area, statements are arranged in hierarchical order: goals, objectives, policies and implementation strategies. The numbering system for these statements is based upon the subject area, in this case land use, and the type of statement (goal, objective, policy or implementation strategy), abbreviated as follows:

- Land Use (LU)
- Goal (G)
- Objective (O)
- Policy (P)
- Implementation Strategy (I)

Within each hierarchy, statements are numbered sequentially. For example, the first goal statement for Land Use is 1-LUG; the third objective for Land Use is 3-LUO; the fifth policy for Land Use is 5-LUP; and the ninth implementation strategy for Land Use is 9-LUI.

Implementation strategies have been prioritized based on the following ranking:



- Priority 1 - Implementation immediate
- Priority 2 - Implementation within three to five years
- Priority 3 - Implementation beyond five years
- Ongoing - Continuing Responsibility

Lead agencies have also been identified for each implementation strategy. The lead agency or agencies are those most directly responsible for assuring that the requisite actions are taken.

5.1 LAND USE CLASSIFICATIONS

To translate the goals, objectives and policies of the *Land Use Element* into diagram or map form, a set of land use classifications must be adopted to serve as a guide for designating the general land use distribution. Determining the land use designation for any area is generally based on criteria such as the following:

- Desire to protect agricultural and open space areas from incompatible development
- Existing patterns of development when compatible with the goals and policies of the Plan
- Accessibility/circulation
- Soils characteristics
- Vegetation type
- Existing parcel size, when consistent with goals and policies of the Plan
- Availability of public services and facilities and potential for their expansion
- General characteristics of the area, such as slope, flooding or biological significance

Each land use classification has been defined and its purpose stated. Uses which would typically be permitted in each classification have been identified. Population density and building intensity standards for each classification are identified on Table 5-1. Where building intensity standards identify acreage or area of less than 1.9 acres, the standard must be met after roads and other dedications have been removed from the property. Where acreage or area is greater than 1.9



acres, acreage may be assumed to be gross acreage, including roads and other encumbrances. A zoning consistency matrix (see Table 5-2) has been developed that reflects the appropriate zoning classifications which meet the intent of the land use designations. This matrix is to be utilized when considering zoning reclassification proposals. The *Yuba County Zoning Ordinance* may further define the uses which are permitted within each classification.

5.1.1 Foothill Agriculture

Definition and Purpose: The Foothill Agriculture classification is used to preserve foothill areas of the county located outside of established community boundaries by providing for areas of intensive and extensive agricultural uses; to protect grazing land; to identify and conserve areas of open space, recreation, scenic, natural and historic value; to protect timber and forest lands; and to promote and encourage the use of forest lands for multiple purposes such as preservation of wildlife, hunting, hiking, or other compatible uses.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: grazing; animal raising operations; growing and harvesting of forest products; growing and harvesting agricultural crops; uses directly related to growing, harvesting and processing agricultural products; development of natural resources; recreation uses such as campgrounds, recreational vehicle parks, destination conference/resort facilities, riding clubs, golf courses, and water-oriented uses; game preserves or hunting and fishing; resource preservation areas; watershed management; fish and wildlife habitat management; and public utility facilities. Residential development is permitted for single family dwellings, clustered housing projects, caretakers/employee housing, and farmworker housing.

5.1.2 Valley Agriculture

Definition and Purpose: The Valley Agriculture classification is used to identify areas on the valley floor located outside of community boundaries which are suitable for commercial agriculture and where it is desirable to retain agriculture as the primary land use; to protect the agricultural community from encroachment of unrelated agricultural uses which, by their nature, would be injurious to the physical and economic well-being of the agricultural community; and to encourage the preservation of agricultural land, both productive and potentially productive, which



**TABLE 5-1
POPULATION AND BUILDING INTENSITY STANDARDS**

Land Use Classification	Minimum Parcel Size ¹	Maximum Units/Acres ²	Maximum Population Per Square Mile ³	Maximum Site Coverage (%)	Maximum FAR Nonresidential ⁴	Maximum Height Residential	Maximum Height Nonresidential
Foothill Agriculture	5-40 Acs	1/5 ⁷	200	-	-	35'	50'
Valley Agriculture	10-80 Acs	1/20	200	-	-	35'	50'
Agricultural/Rural Residential	1/2 Ac	2/1	3,648	-	-	35'	50'
	1 Ac	1/1	1,824	-	-	35'	50'
	2-1/2 Ac	.4/1	730	-	-	35'	50'
	5 Ac	.2/1	607	-	-	35'	50'
Single Family Residential	6,000-7,500 s.f.	6/1	8,000	40%	-	30'	15'
Multiple Family Residential	6,000-7,500 s.f.	29/1	24,000	60%	-	55'	15'
Neighborhood Commercial	6,000-20,000 s.f.	-	-	30%	0.6	35'	35'
Community Commercial	10,000 s.f.	-	-	50%	1.0	55'	35'
Regional Commercial	20 Acs	-	-	30%	0.6	-	35'
Industrial	10,000 s.f.	-	-	70%	1.4	35'	75'
Research & Development Park	20 Acs	-	-	30%	0.9	-	75'
Timber Production	160 Acs	-	-	-	-	35'	75'



Land Use Classification	Minimum Parcel Size ¹	Maximum Units/Acres ²	Maximum Population Per Square Mile ³	Maximum Site Coverage (%)	Maximum FAR Nonresidential ⁴	Maximum Height Residential	Maximum Height Nonresidential
Extractive Industrial	-	-	-	20%	0.2	35'	75'
Public	-	-	-	-	-	-	75'
Specific Plan	*	*	*	*	*	*	*
Planning Reserve	-	-	-	-	-	35' ⁶	50' ⁶

1 Minimum parcel size determined by zoning and availability of community services.

2 Only one principal dwelling allowed per parcel except for multiple family.

3 Based on average household size of 2.85.

4 Floor Area Ratio (FAR) is the gross floor area permitted on a site divided by the total net area of the site. For example; a 10,000 square foot parcel with an FAR of 1.0 would allow a maximum floor area (total of all stories) of 10,000 square feet; an FAR of 1.5 would allow 15,000 square feet; an FAR of 2.0 would allow 20,000 square feet; and an FAR of 0.5 would allow 5,000 square feet of building floor area.

5 Minimum parcel size may be reduced to 4,200 s.f. for interior lots and 5,865 for corner lots for development of single family detached residences. Refer to Zoning Ordinance for exceptions to the minimum parcel size.

6 Additional height criteria shall be determined by future specific plans.

7 For cluster development projects, density is based upon gross acreage of project site.

* Refer to individual Specific Plans for population and building intensity standards.



TABLE 5-2
LAND USE CLASSIFICATIONS
ZONING CONSISTENCY MATRIX

LAND USE CLASSIFICATION	ZONING DESIGNATION ¹
Foothill Agriculture	A/RR, AE, RZ, RPZ, PUD, FP-1
Valley Agriculture	A/RR, AE, RPZ, FP-1, RZ
Agriculture/Rural Residential	A/RR, PUD
Single Family Residential	R-1, PUD
Multiple Family Residential	R-2, R-3, PUD
Neighborhood Commercial	RC, C, PUD, NC ²
Community Commercial	C, PUD, CC ²
Regional Commercial	RRC ²
Industrial	M-1, M-3, AP, PUD
Timber Production	TPZ
Extractive Industrial	M-2, FP-1
Research and Development Park	M-3, PUD
Public	RPZ, RZ, AP, PF, BAFB
Specific Plan	SP-1, PR
Planning Reserve	AE, A/RR, PR



¹ The table contains abbreviations for the following zones:

AE	Exclusive Agricultural Zone
A/RR	Agricultural/Rural Residential
R-1	Single Family Residential Zone
R-2	Medium Density Residential Zone
R-3	High Density Residential Zone
RC	Rural Commercial Zone
C	General Commercial Zone
M-1	General Industrial Zone
M-2	Extractive Industrial Zone
M-3	Light Industrial Zone
RZ	Recreation Zone
RPZ	Resource Preservation Zone
TPZ	Timberland Preserve Zone
FP-1	Flood Plain Zone
PF	Public Facilities Zone
AP	Airport Zone
PUD	Planned Unit Development
PR	Planning Reserve
BAFB	Beale Air Force Base
SP-1	Specific Plan

² Indicates new zoning designations as follows:

NC	Neighborhood Commercial
CC	Community Commercial
RRC	Regional Retail Commercial

is identified as State-designated Important Farmlands and/or Class I and II soils by the Natural Resources Conservation Service (NRCS).

This classification is also used for areas within the Wheatland Community Boundary but outside the Wheatland city limits that will be designated for various land uses upon completion of the City of Wheatland's updated *General Plan*.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: growing and harvesting field crops, grain and hay crops; growing and harvesting fruit and nut trees, vines and vegetables;



pasture and grazing land; game preserves or hunting and fishing; and animal raising operations. Limited residential development is permitted for property owners, caretaker/employee housing, and farmworker housing.

Examples of uses which are considered appropriate within the Wheatland Community Boundary include single-family residences; agricultural uses; and home occupations. If other types of development are proposed prior to completion of the Wheatland General Plan update, development plans shall be accompanied by a General Plan amendment, and be in accordance with an adopted specific plan, with exceptions as approved by the Planning Commission for minor projects.

5.1.3 Agriculture/Rural Residential

Definition and Purpose: The Agriculture/Rural Residential classification is intended to be implemented through a variety of parcel sizes and identifies areas suitable for larger lot, low density residential use that provides for development which is compatible with a rural character and lifestyle.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: single-family residences; agricultural and domestic livestock farming; and home occupations.

5.1.4 Single Family Residential

Definition and Purpose: The Single Family Residential classification is utilized to provide areas suitable for development of dwelling units intended for occupancy by only one household, and physically independent from other dwelling units or structures; however, attached housing may be permitted under limited circumstances where overall densities are consistent with those for this classification.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: "traditional" single-family detached housing; mobilehome subdivisions; mobilehome parks; and planned unit developments.



5.1.5 Multiple Family Residential

Definition and Purpose: The Multiple Family Residential classification is utilized to provide for areas suitable for development of structures containing more than one dwelling unit, including duplexes and triplexes.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: attached housing; apartments; group housing; condominiums; mobilehome parks; and planned residential developments.

5.1.6 Neighborhood Commercial

Definition and Purpose: The Neighborhood Commercial classification provides for the designation of areas for small, localized retail, recreational and service businesses which provide goods and merchandise serving the immediate surrounding area.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: eating and drinking establishments; food and beverage sales; limited personal, medical, professional and repair services; and retail sales typically found in or adjacent to residential neighborhoods. Such facilities may range from a single use to a cluster of uses. Limited residential development is permitted for caretakers or security personnel when such dwellings are in conjunction with and clearly incidental to the commercial use.

5.1.7 Community Commercial

Definition and Purpose: The Community Commercial classification provides for a full range of commercial retail and service establishments serving more than a single residential neighborhood or development area. Community Commercial areas should satisfy a variety of personal needs as well as those of other nearby businesses.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: gasoline service stations; retail sales establishments; eating and drinking establishments; food and beverage sales; public buildings; professional offices; finance offices; automobile sales; mobilehome sales; and hotels and motels.



5.1.8 Regional Commercial

Definition and Purpose: The regional commercial classification is intended to identify sites appropriate for large integrated shopping centers where a mix of stores and other facilities will attract shoppers from a wide area. Centers will contain one or more large regional or national retailers along with a variety of smaller retail and service outlets.

Permitted Uses: Examples of uses include enclosed and open air retail shopping malls, manufacturer outlet malls, major discount and membership retailers and auto malls and dealerships.

5.1.9 Industrial

Definition and Purpose: The purpose of the Industrial classification is to provide for a range of manufacturing operations; the processing of natural resources; and the processing of agricultural products. The intent is to encourage appropriate industrial/manufacturing development that will be compatible with adjacent land uses and will not create adverse environmental impacts.

Permitted Uses: Examples of uses which are be considered appropriate under this classification include, but are not limited to: light manufacturing uses; uses of a service commercial nature, including those involving outdoor storage, display and work activity, such as lumber yards, machine shops, trucking terminals, etc.; fabrication shops; large warehouses; equipment storage yards; distribution sales; batch plants; lumber mills; auto wrecking, salvage and junk yards; fuel tank farms; and energy facilities.

5.1.10 Research and Development Park

Definition and Purpose: The purpose of the Research and Development Park classification is to strengthen and enhance industrial and business development potential and is limited to an area 2,492 acres in size located east of State Highway 65 and southwest of Beale Air Force Base.



Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: offices; research and development facilities; industrial/manufacturing uses; and warehousing.

5.1.11 Timber Production

Definition and Purpose: The Timber Production classification is used to protect and preserve the forest resources and timberlands of Yuba County for the production of timber, recreational opportunities, watershed protection and maintenance of fisheries and wildlife; to protect and preserve the forest resources and timberlands from encroachment of unrelated uses; and to identify privately held parcels within the county which are subject to the Z'berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976.

Permitted Uses: Examples of uses which are considered appropriate under this classification include the growing and harvesting of timber and forest products; uses and facilities which are integrally related to the growing, harvesting and processing of forest products; watershed management; fish and wildlife habitat management; exploration and extraction of mineral resources; limited active and passive recreational uses; and public utility facilities. Limited residential development is permitted for the property owner or caretaker of the property when such dwellings are necessary for timber management operations.

5.1.12 Extractive Industrial

Definition and Purpose: The Extractive Industrial classification is used to identify areas where significant and commercially viable mineral and aggregate resources are located and to protect those areas from the encroachment of incompatible uses.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: surface and underground mining; quarrying; dredging; oil and gas exploration and development; concrete and asphalt production and distribution; limited active and passive recreational uses; and agricultural uses. Limited residential development is permitted for caretakers, key maintenance or security personnel, etc., when such dwellings are necessary and clearly incidental to the mining operations.



5.1.13 Public

Definition and Purpose: The Public classification is used to identify areas having open space value as primitive or natural areas, including national forest and park lands; to identify areas in public ownership which are reserved for wilderness use or as a wildlife or nature preserve; to retain certain lands in a natural or undisturbed state; to identify lake recreation areas and to provide for use of these areas for active or passive public recreation purposes; and to provide areas for development of public facilities to meet public needs.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: wildlife or nature preserves; active or passive, non-intensive recreational uses; public campgrounds; public parks; important natural resource areas; institutional, academic, governmental and community services, either publicly-owned or operated by non-profit organizations, such as fire stations, parks and community centers; and Beale Air Force Base.

5.1.14 Specific Plan

Definition and Purpose: The Specific Plan classification is used to identify areas where specific plans consistent with the *General Plan* have been adopted in order to provide comprehensive planning for new growth areas at a more detailed level than is typically found in the general plan. Where specific plans have been adopted, a notation is placed on the *Land Use Diagram* referring persons to the specific plan for detailed information.

Permitted Uses: Examples of uses which are considered appropriate include mixed use development and/or planned unit developments of a residential, commercial or industrial nature.

5.1.15 Planning Reserve

Definition and Purpose: The Planning Reserve classification is used to identify lands which may be needed to accommodate future urban residential, commercial and industrial uses where necessary infrastructure and services are not presently available but are capable of being extended to support future urban development.



Permitted Uses: Examples of uses that are considered appropriate include, but are not limited to, single-family residences and agricultural uses which can easily be converted to more intense uses when services become available.

5.2 LAND USE DIAGRAM

This Section presents a description of the *Land Use Diagram* (consisting of Figures 5-1 through 5-9). The *Land Use Diagram* depicts the planned land use for Yuba County through the year 2013, consistent with the goals, objectives, policies and implementation strategies set forth in Section 5.3 of this document.

The *Land Use Diagram* details the distribution of land uses utilizing the classifications set forth in Section 5.1. The Diagram is composed of several parts in order to aid readability. A countywide diagram (Figure 5-1, inserted separately at the back of this document) encompasses all of the county, including its communities. The communities are, however, shown simply as areas within Community Boundaries on the countywide diagram with the reader referred to the appropriate Community Map for detail. Specific or community plan areas are also reflected on the countywide and community maps with a reference to the applicable plan. These areas include East Linda, Plumas Lake, River Highlands, and Spring Valley.

The Community Maps are depicted on Figures 5-2 through 5-9. Figure 5-2 is inserted separately at the back of this document. Figures 5-3 through 5-9 appear at the end of this section. It is intended that the Community Maps be viewed as identical in force and effect to the countywide *Land Use Diagram*. Community Maps are provided for Linda/Olivehurst (5-2), Loma Rica/Browns Valley (5-3), Oregon House/Dobbins/Collins Lake (5-4), Brownsville/Challenge (5-5), Camptonville (5-6), the unincorporated area around the City of Wheatland (5-7), Log Cabin (5-8) and Rackerby (5-9).

The planned land uses for the incorporated cities of Wheatland and Marysville are not shown on the County's Plan and reference should be made to the respective city plans for this information. As discussed in Section 4, the Community Boundary for the City of Marysville is coterminous with the city limits. Because there is no unincorporated area within the boundary, a Community Map has not been prepared for the Marysville area. The Community Boundary for the City of Wheatland does include unincorporated area outside the city limits. Precise land use and circulation



designations will be developed by the City of Wheatland in an updated *General Plan* for the City and surrounding planning area. When adopted by the Wheatland City Council, this land use and circulation plan will be referred to the County for adoption, at which time the Community Map Land Use Diagram in this document will be superseded.

While an attempt has been made to follow parcel lines and physical features to the extent possible in the representations on the Maps and Diagram, it must be recognized that they are neither required to be as precise nor as specific as a zoning map and allowance is made for some interpretation based on site-specific circumstances.

5.3 GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION STRATEGIES

Development Form

1-LUG **Preserve and create a variety of residential living environments, utilizing existing communities and approved specific and community plan areas as the focal point for growth and development.**

1-LUO Availability of sufficient sites to accommodate a population of 95,000 people, including growth to be accommodated by Wheatland and Marysville.

1-LUP Adequate provision shall be made in this *General Plan* for all types of land uses consistent with accepted planning practice.

2-LUP The *General Plan* shall maintain standards for population density and building intensity for each land use category identified on the *Land Use Diagram*.

3-LUP The *Land Use Diagram* shall portray sufficient areas in a variety of land use categories to accommodate the predicted population while maintaining the established flexibility factor.



- 2-LUO** Accommodation of projected growth within existing communities and areas with approved specific or community plans.
- 4-LUP** Community Boundaries are hereby established for all existing communities and future growth areas as shown on the *Land Use Diagram*.
- 5-LUP** The County shall encourage the cities of Marysville and Wheatland to utilize the County-adopted Community Boundaries as planning boundaries for their respective General Plans.
- 6-LUP** Specific plans for Spring Valley, East Linda, Plumas Lake, and the River Highlands Community Plan, shall be incorporated into the *Land Use Element*.
- 7-LUP** The County shall encourage LAFCo to amend spheres of influence for cities and special districts to be coterminous with County-adopted Community Boundaries.
- 3-LUO** Maintenance of present densities within developed portions of foothill and mountain communities, while providing for infill at similar densities.
- 8-LUP** Developed portions of foothill and mountain communities shall be described on the *Land Use Diagram* and zoned in a manner that supports continuation of present densities.
- 9-LUP** Residential infill of vacant parcels within developed portions of foothill and mountain communities shall be permitted consistent with surrounding densities, provided such infill is consistent with environmental goals and protection policies of the *General Plan*.



4-LUO Direction of valley unincorporated area growth primarily to the Linda/Olivehurst, Wheatland and Arboga/Plumas Lake regions while remaining sensitive to the need to protect prime agricultural land.

10-LUP Infill and intensification of uses within the Linda/Olivehurst and Arboga regions shall be encouraged.

11-LUP Peripheral expansion of Linda/Olivehurst/Arboga and Wheatland shall be encouraged where environmental constraints are not present. Areas suitable for peripheral expansion shall be included within the respective communities' Community Boundaries.

12-LUP Peripheral expansion of Linda/Olivehurst/Arboga and Wheatland shall be continuously evaluated for its impact on agricultural lands.

13-LUP Specific Plans for Plumas Lake and East Linda shall be incorporated into the *General Plan*.

5-LUO Retention of areas suitable for rural residential lifestyles.

14-LUP Areas outside Community Boundaries and committed to rural residential or similar forms of development shall be recognized and zoned in a compatible fashion including provisions for the maintenance of horses and other livestock.

15-LUP Use of rural residential lot design which allows for the resubdivision of such lots shall be encouraged, particularly when rural residential development occurs in proximity to growing communities or within Planning Reserve areas.



16-LUP In the Foothill Agriculture designation, clustered development may occur at a density of one unit per five acres, provided that permanent open space is provided as follows:

- 50% for parcels or projects up to 40 acres in size
- 60% for parcels or projects greater than 40 acres up to 160 acres
- 70% for parcels or projects greater than 160 acres

17-LUP All open space must be permanently set aside for one or more of the following purposes:

- Agriculture, including livestock grazing
- Timber management
- Wildlife habitat
- Other natural resource based uses

18-LUP If the open space parcel can be further divided based on the zoning it must be:

- Rezoned to preclude further divisions, or
- Deeded to a public agency or non-profit entity (land trust), or
- Encumbered by a conservation easement for agriculture, wildlife habitat, open space, timber management, or a combination, or



- Developed as Planned Unit Development with the open space owned in common by the homeowners association for one or more of the intended purposes of open space, defined above, or protected through other mechanisms to assure preservation of open space.

- 19-LUP Future land divisions within the migratory deer range that do not propose clustered development must meet the minimum lot size standards for winter deer range (20 acres minimum in winter range and 40 acre minimum in critical winter range) as specified by the California Department of Fish and Game.
- 20-LUP Clustered development projects shall include provisions to preclude the roaming of dogs.
- 21-LUP All development shall be consistent with the *General Plan* and other development requirements of the County.
- 6-LUO Adequate opportunity for higher densities in a variety of locations, including single family, multiple family and cluster developments.
- 22-LUP Use of smaller single family lots, attached housing, and nontraditional approaches to residential siting shall be encouraged where existing or planned sewer and water infrastructure is adequate.
- 23-LUP Sufficiently high densities shall be established in newly developing areas to make feasible centralized collection and treatment of wastewater.
- 24-LUP The number of specific plan areas shall be limited to assure that there are adequate concentrations of population to support operation and maintenance of planned public facilities.



- 25-LUP The concentration of multiple family development in and near community centers, major commercial areas, and convenience commercial centers shall be encouraged.
- 26-LUP Residential zoning categories shall provide adequate opportunity for consideration of clustering and other forms of higher density housing.
- 7-LUO Recognize that there are a number of support uses that are compatible in all residential lands.
- 27-LUP The County recognizes the need to allow for certain types of extended family support services and institutional uses in areas where residential uses are allowed. While allowing for the establishment of such support services, this policy will protect residential areas by only allowing these uses with a Special Use Permit. Uses which are recognized to be consistent with this policy are those that provide a direct service to the family and/or community and include educational institutions, day care services, places of worship, cemeteries, community and group meeting centers, fire stations, libraries, public utility facilities, other public facilities, and recreational facilities.

Implementation Strategies

- 1-LUI Review and amend the *County Zoning Ordinance* text and map to assure consistency with *General Plan* objectives and policies for adequacy of sites, growth accommodation and densities.

Lead Agencies: Planning Department, Planning Commission, Board of Supervisors

Priority: 1



2-LUI Request LAFCo and the cities of Marysville and Wheatland to incorporate policies concerning Community Boundaries into decision-making, including amendment of LAFCo Spheres of Influence.

Lead Agencies: Planning Department, Board of Supervisors

Priority: 1

3-LUI Annually review the *General Plan* for adequacy and currency and report findings to the Planning Commission and Board of Supervisors.

Lead Agency: Planning Department

Priority: Ongoing

4-LUI Update the *Zoning Ordinance* to include Residential Open Space Projects as permitted uses in the Foothill Agricultural zoning district.

Lead Agency: Planning Department

Priority: 1

5-LUI Update the *Zoning Ordinance* to develop the standards for Residential Open Space projects.

Lead Agency: Planning Department

Priority: 1



Agricultural Lands

2-LUG **Retain the most productive agricultural lands in agricultural use, and clearly define areas suitable for urbanization and other forms of non-agricultural development.**

8-LUO **Establishment of Community Boundaries for all community and specific plan areas with average densities of one unit per five acres or greater.**

28-LUP **Community Boundaries shall be utilized as a method to preserve agricultural land and promote orderly growth in the county.**

29-LUP **Urban-agricultural interface areas shall be recognized in proximity to Community Boundaries, within which all new development projects shall incorporate a buffer zone at least 300 feet in depth to separate the development project from surrounding agricultural land. This requirement may be eliminated or modified if there are significant topographical differences, substantial vegetation, or existing physical barriers between urban and agricultural areas.**

30-LUP **Permanent physical features or barriers shall be used to separate agricultural from rural residential or urban uses wherever possible. Such features include rivers, streams, canals, roads, railroads, levees and topographical features.**

31-LUP **The conversion of agricultural or open land to urban development within Community Boundaries shall be permitted to occur only as an extension of the urbanized area of the community. Community Boundaries shall not be used as justification for leapfrog development.**



9-LUO Avoidance of Resource Conservation Service Capability Class I and II soils when establishing Community Boundaries or otherwise reviewing proposals for non-agricultural development projects.

32-LUP Agricultural land capability shall be a primary determinant when establishing or modifying Community Boundaries.

33-LUP Non-agricultural development projects shall be directed to marginal agricultural lands.

10-LUO Application and maintenance of agricultural zoning with a minimum parcel size of 40 acres on Class I and II soils.

34-LUP Areas in which agricultural zoning is to be applied shall be identified on the *Land Use Diagram*.

35-LUP Zoning with minimum parcel size designations large enough to maintain present agricultural uses shall be applied to all areas designated for Valley Agriculture on the *Land Use Diagram* unless the area is already committed to rural residential or other non-agricultural use.

36-LUP The subdivision of lands shown on the *Land Use Diagram* for Valley Agriculture into parcels less than 40 acres in size shall be prohibited unless such development project meets all the following conditions:

- The subdivision is part of a farm employee housing project that embodies a cluster development concept, and such a project is permitted by the applicable zoning; or the division of land is necessary to permit creation of a parcel no greater than 5 acres in size when a farmer wishes to retire while retaining a



residence; or the proposed lot lines correspond to natural or human created features;

- The project will not conflict with adjacent agricultural operations; and
- The project will not hamper or discourage long-term agricultural operations either on-site or on adjacent agricultural lands.

11-LUO Within three years, establishment of specific mechanisms in County land use regulations for acquisition and/or transfer of development rights and purchase of conservation easements in areas containing Class I and II soils, and other areas identified as having special agricultural value.

37-LUP The County shall commit sufficient staff and budgetary resources to establish a program for protection of agricultural lands utilizing non-zoning techniques.

38-LUP The voluntary donation of conservation easements or other development restrictions to the County or a qualified private nonprofit corporation to preserve the agricultural use of land in areas designated for agricultural use shall be solicited and encouraged, where development of land would promote incompatible use.

12-LUO Retention of at least 50 percent of the non-prime field crop land now in agricultural production for agricultural use during the term of the Plan.

39-LUP Land designated as Important Farmland on the Important Farmlands Map that is not in a designated Community Boundary or a Planning Reserve or Specific Plan area shall be protected from non-agricultural encroachment by designating the land Valley



Agriculture, with a minimum parcel size that maintains present agricultural uses.

40-LUP Expansion of Community Boundaries on the valley floor shall be minimized, while infill and intensification of use are encouraged.

13-LUO Retention of all land used for intensive agriculture located north of the City of Marysville for agricultural use during the term of the Plan.

41-LUP All lands located outside Community Boundaries and located north of State Highway 20 on the valley floor shall be designated Valley Agriculture on the *Land Use Diagram* and zoned for agriculture, unless the site is already committed to rural residential or other non-agricultural use.

14-LUO Retention of at least 70 percent of grazing lands and timberlands situated outside Community Boundaries for agricultural purposes.

42-LUP All foothill and mountain areas outside Community Boundaries shall be designated as Foothill Agriculture or other similar category on the *Land Use Diagram* and zoned in a manner which permits continuation of grazing and timber harvest activities.

15-LUO Within three years, establishment of specific mechanisms in County land use regulations for acquisition and/or transfer of development rights and purchase of conservation easements in areas containing grazing and timberlands located outside Community Boundaries.

43-LUP The County shall commit sufficient staff and budgetary resources to establish a program for protection of grazing and timberlands utilizing non-zoning techniques.



44-LUP The voluntary donation of conservation easements or other development restrictions to the County or a qualified nonprofit corporation to preserve the use of land for grazing or timber production in areas designated for agricultural or timber use shall be solicited and encouraged, when proposed development projects would conflict with timber and grazing operations.

16-LUO Recognition of a farmer's right to continue to farm.

45-LUP The County shall continue to maintain and support right to farm statutes and policies.

46-LUP The County shall provide for the orderly transition of lands within Community Boundaries from Valley and Foothill Agriculture to Agriculture/Rural Residential and urban residential use, and agricultural uses shall be encouraged and allowed to continue until such time as the landowner causes urban development to occur.

Implementation Strategies

6-LUI Quantify and report on an annual basis the amount of agricultural land lost to development and maintain cumulative totals following adoption of the *General Plan*.

Lead Agency: Planning Department

Priority: Ongoing

7-LUI Review and amend the *County Zoning Ordinance* text and map and *County Subdivision Ordinance* to assure consistency with *General Plan* objectives and policies for agricultural lands preservation.



Lead Agencies: Planning Department, Planning Commission, Board of Supervisors

Priority: 1

8-LUI Maintain a development project review process which documents compliance with the adopted objectives and policies for agricultural lands preservation for each development project considered by the County.

Lead Agency: Planning Department

Priority: Ongoing

9-LUI Establish specific criteria and standards for use of agricultural buffer zones.

Lead Agency: Planning Department, Planning Commission, Board of Supervisors

Priority: 1

10-LUI Create a committee of citizens and staff interested in the subject of agricultural lands preservation techniques to work with the County in the creation of non-zoning techniques for the preservation of agricultural lands.

Lead Agency: Board of Supervisors

Priority: 1

Infrastructure and Public Services

3-LUG Assure that necessary infrastructure and public services are available to serve present and future residents.



17-LUO Identification of all necessary services and infrastructure prior to approval of new development projects.

47-LUP Within specific/community plan areas, infrastructure for roads, sewer, water, parks, recreation and other necessary public services shall be incorporated in development project plans, and shall be fully paid for through the development project process and by those with a present or future interest in the area directly benefitted.

48-LUP School sites consistent with local school district and State criteria shall be identified on the *Land Use Diagram*, and in specific and community plans.

49-LUP Adequate sites for new and expanded public facilities needed to serve new growth and development shall be preserved, and general locations for such facilities shall be designated on the *Land Use Diagram*, and in specific and community plans, including but not limited to solid and liquid waste disposal facilities, drainage facilities, fire stations and County government buildings and facilities.

50-LUP Future fire and sheriff stations shall be sited to enable minimum response times to present and future service areas.

51-LUP Dedication of land shall be required in conjunction with new development where the scale of development projects necessitates new sites for necessary public facilities.

52-LUP Where dedication of land is not justified, sites shall be reserved in conjunction with new development projects for purchase by the service provider.



- 53-LUP All new development projects shall participate in the funding of the construction of required new facilities.
- 54-LUP The approved landfill located on Ostrom Road south of Beale Air Force Base and potential expansion of the facility shall be shown on the *Land Use Diagram* and shall be protected from incompatible uses. Incompatible uses shall include new residential uses, schools, hospitals and other similar uses involving concentrations of people.
- 55-LUP Within the Oregon House/Dobbins vicinity no development projects shall be approved until a plan, which includes provisions for an adequate funding mechanism, is developed for widening and realigning Rices Crossing Road south of Rices Texas Hill Road to the standards established in the *Circulation Element*, within the following area: Section 19, the northwest quarter of the northwest quarter of Section 20, the east half of the southeast quarter of Section 18, and the west half of the southwest quarter of Section 17, Township 17 North, Range 7 East, MDB&M; Section 24 and the southeast quarter of Section 23, Township 17 North, Range 6 East, MDB&M.
- 18-LUO Establishment and determination of adequacy of funding sources for services, and construction and ongoing maintenance of all infrastructure prior to approval of new development projects.
- 56-LUP The expansion of private and special district utility systems consistent with the adopted *General Plan* shall be encouraged.
- 57-LUP New specific plan areas and other major development projects shall be required to demonstrate that public services and facilities can be fully funded through private



and/or public sources and that adequate provision has been made for long-term maintenance of facilities.

58-LUP Programs shall be maintained to assist with infrastructure financing when such assistance is determined to be in the best interest of the County, using a mix of techniques.

59-LUP County Service Areas shall be considered when new service delivery agencies are required, to retain control and avoid a proliferation of small special purpose governmental units.

60-LUP The County shall maintain an impact fee program for general government services, including but not limited to libraries, roads, law enforcement, fire, parks and recreation, and update fees as required to maintain required levels of service.

19-LUO Utilization of Level of Service (LOS) standards when reviewing the adequacy of public services.

61-LUP The *General Plan* shall establish LOS for public services which can be used to evaluate the impact of development projects on the various services, and to evaluate service distribution and expansion needs. In addition to the LOS standards for roadways set forth in Section 6, *Circulation Element*, and under 34-LUO for park land, the following standards shall apply:

- Law Enforcement: Staffing ratio of one officer per 1,000 persons within the unincorporated area
- Fire Protection: An ISO (Insurance Service Organization) rating of no less than 8 for rural areas and no less than 5 for urbanized areas



- 62-LUP Improvements when required for development projects within Community Boundaries shall be constructed to full County standard.
- 63-LUP Access to new parcels created under the parcel map procedure within Community Boundaries shall be required to meet County public road standards.
- 64-LUP Minimum parcel standards for lots created without public or community water service shall be maintained and periodically reviewed.
- 65-LUP New residential development projects shall be served by adequate educational facilities. New development projects shall fully mitigate any identified impact on school facilities.
- 66-LUP Standards for park land dedication in conjunction with new residential development projects shall be maintained.
- 67-LUP Proposed development projects with lots less than three acres in size in the foothill and mountain regions and less than one acre in the valley region shall demonstrate an adequate supply of water.
- 68-LUP Proposed development projects shall demonstrate that 1) adequate facilities are available for the disposal of sewage waste, and 2) the impacts of sewage disposal are not environmentally significant or can be mitigated to a level of insignificance. Package treatment plants may be used in areas designated for residential development and for clustered projects in the Foothill Agriculture designation, subject to approval by the Environmental Health Department.



- 69-LUP The use of septic tanks for new development projects in foothill and mountain areas shall be subject to detailed soils and geologic investigations and be reviewed and approved by the Environmental Health Department.
- 70-LUP The County shall comply with source reduction and recycling standards mandated by the State to reduce the projected quantity of solid waste disposed to landfills.
- 20-LUO Identification of sources of funding, unrelated to new development projects, to upgrade infrastructure and services to present county residents.
- 71-LUP The improvement of existing private and special district utility systems consistent with the adopted *General Plan* shall be encouraged.
- 72-LUP The coordination of service efforts of the special districts shall be encouraged.
- 73-LUP Vacant or undeveloped land within the existing Community Boundaries and presently served by public services shall be considered for development first.
- 74-LUP The impacts of growth and development on general County government services shall be considered when developing cost recovery plans and considering new development project proposals.
- 75-LUP The County shall apply for CDBG funds in eligible communities for use for infrastructure improvement.
- 76-LUP The formation of redevelopment areas under California Redevelopment Law shall be considered where the necessary findings can be made.
- 21-LUO Centralization and unification of services within communities, including centralized sewer and water service where feasible.



- 77-LUP The extension of public facilities which would generate growth in areas inconsistent with the policies of this *General Plan* shall be discouraged.
- 78-LUP Community Boundaries shall be used as an official definition of the interface between future urban and agricultural uses and to identify the areas set aside for those types of uses which benefit from community services in the valley area, and as a separation between rural residential and agricultural uses in foothill and mountain areas.
- 79-LUP New development projects within Community Boundaries shall be required to connect to services when available, and installation of septic tanks in community areas discouraged when alternatives exist.
- 80-LUP New urban development projects shall occur within Community Boundaries as an extension of existing urbanized areas, in order to provide necessary services in the most efficient manner.
- 81-LUP The siting of new wastewater treatment facilities shall be undertaken as a coordinated effort between the County, cities and special districts.

Implementation Strategies

- 11-LUI Maintain a review procedure for development projects which requires applicants to demonstrate that the necessary infrastructure and public facilities are available or can be made available to the development project site.

Lead Agency: Planning Department

Priority: 1



- 12-LUI** Amend County ordinances to require that studies be done prior to development project approval to show that adequate funding will be available to pay for construction and maintenance of infrastructure.

Lead Agency: Planning Department

Priority: 1

- 13-LUI** Maintain the present impact mitigation fee program and amend it from time-to-time to maintain currency.

Lead Agency: Board of Supervisors

Priority: Ongoing

- 14-LUI** Work closely with developers and special districts to determine when use of a County Service Area and other County initiated funding actions may be appropriate.

Lead Agency: Planning Department

Priority: 1

- 15-LUI** Request LAFCo to initiate special district mergers or consolidations when greater service delivery efficiencies would result.

Lead Agency: Board of Supervisors

Priority: Ongoing



16-LUI Adopt and maintain a *County Integrated Waste Management Plan* in accordance with AB 939.

Lead Agency: Sutter-Yuba Bi-County Solid Waste Management Board

Priority: 1

Commercial and Industrial Development

4-LUG Create and maintain convenient and centrally located commercial areas and employment centers, while providing adequate sites for an expanded industrial base.

22-LUO Integration of convenience shopping into all specific plans and community plans.

82-LUP Convenience shopping areas shall be designated on the land use diagrams of all specific and community plans in an amount sufficient to support local need as determined through application of accepted planning principles and standards.

23-LUO Within a Community Boundary, location of convenience shopping proximate to residential areas and adjacent to pedestrian/bicycle as well as vehicular access.

83-LUP The County shall strive to place convenience shopping in close proximity to all residents with ready access to pedestrians and bicyclists as well as automobiles.

84-LUP Development project proposals that also include convenience shopping shall be given greater priority than those of a purely residential nature.

24-LUO Location of community shopping areas within 10 to 20 minutes travel time of residential areas.



- 85-LUP Strip commercial development projects shall be discouraged and future commercial development projects shall be located in well-designed commercial centers with adequate and controlled access to public roads.
- 86-LUP As specific and community plans are developed or revised, the County shall strive to place community shopping designations in convenient proximity to neighborhoods.
- 25-LUO Location of regional shopping areas within Yuba County that are readily accessible to all residents of the county.
- 87-LUP Major commercial development projects shall be directed to the Linda/Olivehurst area.
- 88-LUP New regional shopping areas shall be located adjacent to major activity nodes and major transportation corridors.
- 89-LUP The *Land Use Diagram* shall contain at least one site in the Linda or Olivehurst area designated for regional shopping.
- 26-LUO Creation of mixed use development projects which integrate housing, jobs and shopping.
- 90-LUP Integrated mixed use development projects shall be encouraged which combine residential, retail, office, open space, and public uses, while making it possible to travel within the site by transit, bicycle, and on foot, as well as by automobile.
- 91-LUP The County shall utilize the specific plan process to encourage mixed use development projects.
- 27-LUO Integration of employment centers in all specific and community plan areas with a projected population greater than 5,000.



- 92-LUP As specific or community plans are revised or developed, the County shall strive to integrate employment centers into those plans.
- 93-LUP All proposed development projects with a buildout population greater than 5,000 shall designate employment centers consistent with the policies of the *General Plan*.
- 94-LUP The County shall encourage mixed use development projects whenever feasible and practical.
- 95-LUP New large-scale office development projects shall be located near major transportation corridors and concentrations of residential uses.
- 28-LUO Creation of at least two industrial/business parks: one in the vicinity of Wheatland and one in the vicinity of Olivehurst.
- 96-LUP The loss of designated industrial land to other non-industrial uses shall be prevented.
- 97-LUP Development of well-planned and designed industrial parks catering to local businesses shall be promoted, as well as outside opportunities.
- 98-LUP Areas suitable for industrial development projects shall be designated on the *Land Use Diagram*, and shall include a range of parcel sizes to accommodate a variety of industrial uses.
- 99-LUP Industrial/business parks shall be located with access to the regional transportation network and in areas where adequate infrastructure and services are available or can be made available.



- 100-LUP A major research and development park site shall be shown on the *Land Use Diagram* in the vicinity of Olivehurst and Wheatland.
- 101-LUP The County shall strive to promote the establishment of the research and development park site and shall protect it from incompatible development.
- 102-LUP The research and development park site shall be reserved for major industries, institutions or government agencies seeking large parcels of land and abundant open space, in a park-like setting.
- 29-LUO Creation of at least one new employment center within easy reach of foothill residents.
- 103-LUP The research and development park site shall be made readily accessible to foothill residents through appropriate improvements to circulation, including the proposed Smartville-Wheatland road.
- 30-LUO Full utilization of the Yuba County Airport industrial parks.
- 104-LUP The County shall monitor utilization of airport properties to assure that approval of industrial sites in other locations does not impede full buildout of the present airport related industrial parks.
- 105-LUP The County shall continue to promote airport sites for those industries seeking an airport location.

Implementation Strategies

- 17-LUI Integration of *General Plan* policies concerning commercial and industrial development projects into all future specific and community plans.



Lead Agencies: Planning Department, Planning Commission, Board of Supervisors

Priority: Ongoing

18-LUI Assure that the *Land Use Element* and *Circulation Element* are consistent in their intent and content in order to achieve the necessary accessibility to employment centers.

Lead Agency: Planning Department

Priority: 1

19-LUI Amend the *County Zoning Ordinance* to provide special standards and development criteria for the research and development park site.

Lead Agency: Planning Department, Planning Commission, Board of Supervisors

Priority: 2

20-LUI Continue to focus on the marketing of available industrial sites at the Airport until those sites are fully occupied.

Lead Agency: Industrial Development Department

Priority: 1

Land Use Compatibility

5-LUG Assure that land uses located in proximity to one another are compatible, and that the appearance of development is pleasing and compatible with its surroundings.

31-LUO Use of performance standards-based land use controls.



- 106-LUP County *Zoning* and *Subdivision Ordinances* shall utilize standards that are performance based and consistent with the policies contained in this *General Plan*.
- 107-LUP Commercial and industrial subdivisions and uses shall be designed to prevent the intrusion of incompatible uses.
- 108-LUP The County shall write and adopt a series of new commercial zones which contain design standards for all new commercial development projects.
- 32-LUO Utilization of greenspace and other buffers between potentially incompatible land uses.
- 109-LUP All designated industrial areas shall be protected from residential encroachment by appropriate buffer zones which shall be established for residential property in the vicinity of designated Industrial areas.
- 110-LUP In proximity to industrial areas, a Buyer Notification Requirement similar to that in the Right to Farm and Mine Ordinances shall be utilized.
- 111-LUP Adequate setbacks, greenbelts, and other forms of visual and noise buffers shall be included in all plans for development projects containing residential areas along State Highways 65, 70 and 20 and rail lines.
- 112-LUP Outdoor storage and advertising structures shall be carefully regulated along State Highways 65, 70 and 20 in order to maintain an attractive environment for development and to protect the primary entrances to Yuba County from unsightly views.



- 113-LUP Clustering of residential development projects when parcels are adjacent to commercial agricultural lands shall be encouraged to place dwellings as far as possible from the agricultural land.
- 114-LUP New non-agricultural development projects immediately adjacent to lands designated for agriculture shall be designed to provide buffers at least 300 feet in width such as setbacks, berms, greenbelts, and open space areas to separate farmland from new urban uses.
- 115-LUP Development projects within or adjacent to designated agricultural areas shall incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses.
- 116-LUP Residential land uses shall be separated and buffered from facilities such as landfills, airports and sewage treatment plants.
- 117-LUP Greenspace proposed in conjunction with new development projects shall be used when feasible to buffer development from agricultural lands.
- 33-LUO Utilization of design review in conjunction with approval of projects within specific and community plan areas, and commercial and industrial projects.
- 118-LUP Design review guidelines shall be created for application to areas within specific and community plans and to commercial and industrial development countywide.
- 119-LUP Specific plans shall include design guidelines for all types of development projects within the plan area, as well as signage, landscaping, and appropriate architectural



detailing to establish distinct identities for specific plan areas.

120-LUP New rural and suburban development projects shall be designed to preserve and maintain the rural character and scale of the area.

121-LUP Development projects subject to design review shall be integrated with natural features through: 1) the careful selection of building sites and roads, 2) the use of building materials that are visually compatible with existing development, and 3) screening of development to reduce visual impacts from major road corridors.

122-LUP Light and glare from new development projects shall be minimized through application of one or more of the following measures:

- Careful siting of illumination on a parcel in relation to adjacent properties
- Use of non-reflective paint and building materials
- Screening or shielding light at the source
- Use of vegetation screening or fencing and trees to shade roads and other pavement expanses
- Use of directional lighting that focuses narrowly on the desired area of illumination
- Use of lower intensity or temporary lighting controlled by timing devices
- Use of sound- or motion-activated lighting that illuminates only when there is nearby activity



Implementation Strategies

- 21-LUI** Review and amend the County *Zoning* and *Subdivision Ordinances* to assure that land use control standards are performance-based and consistent with *General Plan* objectives and policies for land use compatibility.

Lead Agency: Planning Department

Priority: 2

- 22-LUI** Allocation of staff to the preparation of three new commercial zones: NC, Neighborhood Commercial; CC, Community Commercial; and RRC, Regional Retail Commercial.

Lead Agencies: Board of Supervisors, Planning and Building Services Director

Priority: 1

- 23-LUI** Develop a buyer notification procedure for residential properties in proximity to industrial sites and a standard for buffers between residential and industrial properties for inclusion in the *County Zoning Ordinance*.

Lead Agency: Planning Department

Priority: 2

- 24-LUI** Develop visual and noise buffer concepts for State Highways 65, 70 and 20, and rail lines to be applied in conjunction with new development projects.

Lead Agency: Planning Department

Priority: 2



25-LUI Compliance with established statutory setbacks for landfills and airports, and setbacks for sewage treatment plants that are recommended through the environmental review process (CEQA).

Lead Agencies: Planning Department, Planning Commission, Board of Supervisors

Priority: Ongoing

26-LUI Inclusion of design review guidelines, including standards for light and glare, in the *County Zoning Ordinance* for application to development projects at the administrative level.

Lead Agency: Planning Department

Priority: 2

Also see 9-LUI

Public Open Space Preservation

6-LUG Preserve open space which is physically accessible to the public as development occurs.

34-LUO Creation of public open space in conjunction with new development projects including parks, recreation areas, trails and greenbelts.

123-LUP Park land dedication in conjunction with new residential development projects shall be required at a rate of five acres per 1,000 persons; or, where dedications are impractical, collection of in-lieu fees.



- 124-LUP Establishment of pedestrian and bicycle trails shall be emphasized in conjunction with new development projects, including linkages between residential areas, schools, parks and convenience shopping.
- 125-LUP Specific plan areas shall contain parks, recreation areas, trails and greenbelts sufficient to serve the anticipated population.
- 126-LUP Trails shall be provided and designed in conjunction with new development in a manner which allows for the eventual development of a countywide trails network which links areas of the county.
- 127-LUP Joint use of school and public park facilities shall be encouraged when feasible.
- 128-LUP Clustering of residential development projects shall be encouraged in an effort to promote preservation of greenbelts and other forms of open space.
- 35-LUO Identification early in the planning process of features to be preserved and enhanced during development.
- 129-LUP Significant natural, open space, and cultural resources shall be identified in advance of development and incorporated into site-specific project design, specific and community plans.
- 36-LUO Avoidance of loss of public access to open space areas in new development.
- 130-LUP To the extent consistent with project objectives, open space areas in new development projects shall be public in nature.



- 131-LUP Where unique or significant open space features exist on land proposed for a development project, dedication of land to a public or nonprofit entity shall be considered.

Implementation Strategies

- 27-LUI** Continued implementation of the County's Quimby Ordinance.

Lead Agency: Planning Department

Priority: Ongoing

- 28-LUI** Continued maintenance of a *Master Trails Plan* and continuation of the Trails Commission.

Lead Agency: Board of Supervisors

Priority: Ongoing

- 29-LUI** Require the necessary technical studies in advance of development project approval to assure that unique features are identified and reflected in development project design and plans.

Lead Agency: Planning Department

Priority: Ongoing

- 30-LUI** Formalization of a process to guide dedication of land for public open space.

Lead Agencies: Planning Department, County Counsel,
County Administrator

Priority: 2



Economic Diversification and Expansion

7-LUG **Diversify and expand the local economy, including promotion of recreation and tourism, while retaining the benefits of growth locally.**

37-LUO **Establishment and maintenance of an overall economic development strategy for the county.**

132-LUP The County shall actively support regional, countywide and local economic development initiatives and programs, through funding, staff responsiveness and assistance, and development policies and project review processes which encourage economic growth.

133-LUP The recruitment and establishment of non-agricultural industries and employment-generating land uses which do not conflict with the County's environmental goals and do not compromise the overall integrity and viability of the agricultural sector of the economy shall be encouraged.

134-LUP A pro-growth, pro-business image shall be projected through the County's planning and regulatory policy framework, through its responses to economic and business development initiatives, and through the public statements and actions of elected and appointed officials.

135-LUP The cities of Marysville and Wheatland shall be encouraged to accommodate and facilitate economic and business development proposals initiated within their respective jurisdictions.

136-LUP The County shall join the Sacramento Area Commerce and Trade Organization (SACTO) and support other local and regional economic development programs.



- 137-LUP The County shall provide a planning and regulatory policy framework which accommodates and encourages the development and expansion of businesses, consistent with the County's environmental goals.
- 138-LUP The County shall encourage the recruitment, and accommodate and facilitate the location, of businesses and industries which generate sales tax and other local government revenues under current California financing and tax law, and maximize long-term net revenues to the county.
- 139-LUP The County shall continue to provide support to the Yuba/Sutter Enterprise Zone.
- 140-LUP The natural resources upon which the county's basic economy depends (recreation, agriculture, mining and tourism) shall be protected.
- 141-LUP Home occupations shall be encouraged and permitted to the extent that they are compatible with adjacent or surrounding properties.
- 38-LUO Creation of a tourism promotion component within the overall economic development strategy.
- 142-LUP The County shall support and promote, and the *Open Space Diagram* shall reflect, the proposed Yuba River recreation and wildlife enhancement project.
- 143-LUP The County shall promote economic development based on the county's unique natural resources and recreational opportunities.



- 144-LUP The utilization of sites along State Highways 70, 65 and 20 by uses which would attract business activity from traffic passing through Yuba County shall be encouraged and promoted.
- 145-LUP Private sector initiatives to develop recreational and tourist-oriented facilities shall be encouraged and promoted.
- 146-LUP The County shall seek opportunities for cooperative development of resources with the U.S. Fish and Wildlife Service, the Army Corps of Engineers, the Bureau of Reclamation and other public agencies with jurisdiction over, or interests in, the County's water and wildlife assets.
- 147-LUP The County shall coordinate with regional, countywide and local economic development organizations and programs to ensure that the county's recreational opportunities and tourism potential are included in promotional activities undertaken by those organizations and programs.
- 148-LUP The identification, formulation and ongoing staging of one or more "events" in Yuba County (e.g. festival, pageant, performance, etc.) by private sector interests which would attract substantial numbers of visitors to the area shall be encouraged.
- 149-LUP Greater effort shall be made to capitalize on the presence of the State Highway 49 corridor in Yuba County, including encouragement of additional facilities in the Camptonville area to serve the tourist traffic.
- 150-LUP The County shall work with the U.S. Forest Service to expand the appeal of forest lands within Yuba County to tourists.



- 151-LUP The County shall capitalize on its mining heritage, including establishment of interpretive centers in areas readily accessible to tourists.
- 152-LUP Outdoor recreational pursuits, including hunting and fishing, shall be encouraged and the land base necessary to support those activities protected.
- 39-LUO Identification of mechanisms to fund economic development programs.
- 153-LUP An economic development plan shall be prepared that identifies such mechanisms and recommends County participation in the methods found to be most feasible.
- 154-LUP A portion of the transient occupancy tax shall be dedicated to the promotion of tourism and maintenance of public recreation facilities.
- 40-LUO Reduction of locally imposed fees for development activities which generate permanent jobs.
- 155-LUP The County shall cooperate with countywide, local and State economic development efforts to assist local businesses through facilitated application and permit review processes, through priority responses by staff to requests for data and assistance, and through political advocacy and support.
- 156-LUP The schedule of development project-related fees shall be maintained at levels proportionately favorable to employment-generating land uses and projects.
- 157-LUP Flexibility in development project standards to accommodate uses that provide a substantial economic benefit to the community shall be encouraged.



158-LUP Waiving or reducing fees for new development projects that provide a substantial benefit to the community, such as large numbers of primary wage-earner jobs, affordable housing, or other needed facilities, shall be considered. Such consideration shall include identification of potential alternative funding sources to offset foregone revenues.

41-LUO Creation of a desirable physical and economic environment for new business and industry, including adequate infrastructure and sites.

159-LUP The County shall cooperate with the cities of Marysville and Wheatland in land use and infrastructure planning and coordination of services essential to creating an environment in which economic development can occur.

160-LUP Through land use, circulation and transportation and infrastructure planning, areas within the county shall be created which will be appealing to, and capable of accommodating, industrial and other employment-generating development projects.

161-LUP The County shall consider extension of infrastructure improvements and other material assistance, within the parameters of applicable statutes and governing regulations, to prospective new (or expanding) industries and businesses for which it can be demonstrated that substantial County tax benefits will result.

162-LUP The *General Plan* shall designate adequate land and provide infrastructure in areas where resources, public facilities and services can accommodate employment-generating business and industry.



Implementation Strategies

- 31-LUI** Initiate a comprehensive economic development plan for Yuba County which focuses efforts on the policy directions contained in the *General Plan* and which recognizes common interests in the bi-county region as well as the unique interests of Yuba County.

Lead Agencies: Board of Supervisors, County Administrator

Priority: 1

- 32-LUI** Ongoing review of the County's present fee structure to assure that it does not impose unnecessary impediments to economic development, job development and affordable housing.

Lead Agency: Board of Supervisors, Planning Department

Priority: Ongoing

In-County Coordination

- 8-LUG** Maintain a close working relationship between Wheatland, Marysville, Beale Air Force Base and Yuba County, and facilitate development patterns around cities which are compatible with city, county and Base plans and policies.

- 42-LUO** Maintain regular and structured communication between Wheatland, Marysville, Beale Air Force Base and Yuba County.

- 163-LUP** An orderly framework for communication and coordination shall be maintained through the Intergovernmental Relations Committee between the County and the cities of Marysville and Wheatland and Beale Air Force Base regarding development, public services and improvements.



43-LUO Establishment of Community Boundaries around Wheatland and Marysville and coordination of city, County and Beale Air Force Base plans within those boundaries.

164-LUP The cities of Marysville and Wheatland and Beale Air Force Base shall be afforded the opportunity to review and comment on development projects within their adopted Community Boundaries, and their recommendations shall be considered in rendering land use decisions.

165-LUP The County shall seek equitable tax-sharing agreements for proposed annexations which address property tax, sales tax and (when applicable) redevelopment funds.

166-LUP The County shall coordinate with the cities of Marysville and Wheatland to develop policies and standards relating to building construction, public utility connections, sewer and water service, and other matters related to cost-effective development of unincorporated areas within Community Boundaries.

167-LUP All lands within the 65 CNEL noise contour of Beale Air Force Base shall be maintained in agricultural, open space or industrial use, or other uses permitted by the *Beale Air Force Base Comprehensive Land Use Plan (CLUP)*. Land uses which encroach on Beale Air Force Base or impact on its mission capabilities shall be prohibited. Residential land uses within the 70 CNEL contour (or greater) shall be prohibited.

168-LUP Proposed development project plans shall be evaluated on a case-by-case basis to determine the mitigation measures required to offset potential impacts of the Beale Air Force Base Phased Array Warning System (PAWS).



Implementation Strategies

- 33-LUI** Maintain the Beale AFB Liaison Committee composed of representatives from the two cities, the County and Beale Air Force Base which meets on a scheduled basis to review development project plans and discuss matters of mutual and continuing interest.

Lead Agencies: Board of Supervisors, Planning Department

Priority: 2

- 34-LUI** Pursue preparation and adoption of a current comprehensive land use plan for Yuba County Airport.

Lead Agencies: SACOG, Planning Department

Priority: 2

See also 2-LUI

Working With Surrounding Counties

- 9-LUG** Cooperate with surrounding counties to solve problems of regional significance.

- 44-LUO** Maintenance of regular and structured communication between Yuba County and surrounding counties.

- 169-LUP** An orderly framework shall be provided for communication and coordination between Yuba County and the counties of Butte, Sutter, Nevada, Placer, Plumas and Sierra regarding development projects, public services and improvements that may create impacts across county boundaries.



45-LUO Greater exchange of information and commonality of development policies.

170-LUP The County shall coordinate with the counties of Butte, Sutter, Nevada, Placer, Plumas and Sierra in an effort to develop compatible policies and approaches related to development when the impacts from development projects may cross county lines.

171-LUP Applications for development projects that may have impacts across county lines shall be referred to the adjoining county for comment.

Implementation Strategy

35-LUI Contacts with surrounding counties to determine if there is interest in exchange of information and compatible policies and approaches, and formalization of any mutually agreed upon directions.

Lead Agency: Planning Department

Priority: 2

Jobs/Housing Balance and Affordability

10-LUG Achieve jobs/housing balance within Yuba County, while promoting housing development in all areas of the county which is affordable and available to all economic and cultural groups.

46-LUO Creation of a sufficient number of jobs to permit at least 75 percent of future employed residents to work in Yuba County.

172-LUP Large residential development projects shall be phased or timed to occur concurrently with development projects that will provide employment in the county.



- 173-LUP Policies and Implementation Strategies set out under 7-LUG shall be pursued with available resources.
- 47-LUO Annual review of job objectives attainment.
- 174-LUP A system of record keeping shall be established which permits routine reporting on jobs objectives attainment.
- 48-LUO Creation of employment centers in proximity to foothill and mountain communities.
- 175-LUP Job generating opportunities shall be identified and incorporated in specific and community plans.
- 176-LUP Development projects shall be encouraged within existing communities and designated new growth areas, with an emphasis on expanded services and infill development.
- 177-LUP Sufficient commercial areas shall be identified on the *Land Use Diagram* to serve foothill and mountain communities while also generating local employment.
- 178-LUP Transportation facilities shall be designed which provide ready access to regional employment centers from foothill and mountain communities.
- 49-LUO Creation of a variety of housing types and densities in valley communities, consistent with availability of infrastructure and services.
- 179-LUP Land use designations for valley communities shall include adequate provision for multiple family sites, rentals and large families in order to assure affordability and consistency with *Housing Element* goals where existing or planned sewer and water infrastructure and other services are adequate.



- 180-LUP Use of smaller single family lots, attached housing, and nontraditional approaches to residential siting shall be encouraged where existing or planned sewer and water infrastructure and other services are adequate.
- 181-LUP A mix of housing types in new development projects shall be encouraged, including continued provision for construction of single family housing.
- 50-LUO Placement of emphasis on mixed use and mixed density developments.
- 182-LUP All specific plans and other development projects of 50 or more acres on the valley floor shall include a mix of residential densities, including multiple family uses, where sewer and water infrastructure and other services are adequate to serve higher densities.
- 183-LUP Large development projects shall include focal points such as community centers, parks, fountains/monuments and/or natural features.
- 184-LUP Large development projects shall contain convenience shopping in an amount sufficient to support local need as determined through application of accepted planning principles and standards.
- 185-LUP Use of specific plans shall be encouraged for all large scale development projects on the valley floor.



Implementation Strategies

36-LUI Preparation of an annual jobs objectives attainment report for the Board of Supervisors.

Lead Agency: Planning Department

Priority: 1

37-LUI Review and amend the *County Zoning Ordinance* text and map to assure consistency with *General Plan* objectives and policies for jobs/housing balance.

Lead Agency: Planning Department

Priority: 1

38-LUI Maintain a development project review process which documents compliance with the adopted objectives and policies for jobs/housing balance.

Lead Agency: Planning Department

Priority: Ongoing

Removal of Blight

11-LUG Remove blighting conditions and reduce poverty and crime in existing communities.

51-LUO Reduce the number of irregularly shaped and landlocked parcels.

186-LUP When approving divisions of land, creation of irregularly shaped and potentially landlocked parcels shall be avoided.



187-LUP The County shall consider the use of the redevelopment process to eliminate irregularly shaped and landlocked parcels when such problems are pervasive and interfere with the physical and economic use of land and the attainment of *General Plan* goals and objectives.

52-LUO Consideration of a redevelopment plan within three years in Linda and Olivehurst.

188-LUP A redevelopment plan within Linda and/or Olivehurst shall be prepared and considered for adoption if it is determined to be feasible.

189-LUP The redevelopment process or other similar forms of public involvement shall be used to facilitate intensification and reuse of properties.

53-LUO Creation of one permanent new job in the Marysville/Linda/Olivehurst region during the next five years for each housing unit constructed in Linda and Olivehurst.

190-LUP Emphasis shall be placed on the establishment/revitalization of a central commercial core within Linda/Olivehurst in order to provide adequate localized shopping opportunities and to improve the county's economic health.

191-LUP County job creation efforts shall be focused in the Marysville/Linda/Olivehurst region, including the research and development park site.

192-LUP The County shall actively promote sites for industry in the Marysville/Linda/Olivehurst region, including the research and development park site.



- 193-LUP The County shall facilitate and encourage the integration of permanent job generating activities in new plans for housing construction in the Linda/Olivehurst region.

Implementation Strategies

- 39-LUI Maintain a development project review process which documents compliance with the adopted objectives and policies for eliminating blighting conditions.

Lead Agency: Planning Department

Priority: Ongoing

- 40-LUI Provide funding and authorization for creation of a redevelopment project in Linda and Olivehurst.

Lead Agency: Board of Supervisors, County Administrator

Priority: 1

Public Safety

- 12-LUG Design new development projects in a manner conducive to a safe living environment, including protection from crime, fire and geologic hazards.

- 54-LUO Subdivision and site planning and design which recognize crime prevention and crime deterrence as important planning and design elements.

- 194-LUP Lighting, orientation, visibility and access shall be carefully reviewed in conjunction with new development projects to assure that all reasonable steps are taken to make living environments secure.



- 195-LUP Law enforcement personnel shall be consulted during consideration of development project design.
- 196-LUP Public and common areas shall be designed to allow for ready viewing from homes and other areas where residents are present.
- 197-LUP Design of homes and yards in a manner that permits easy viewing from homes of street areas and other homes shall be encouraged.
- 55-LUO** Subdivision and site planning and design which recognize the need for adequate access for fire equipment and personnel, adequate hydrants and fire flow, adequate building and use separations, and proper construction practices.
- 198-LUP Land use decisions shall be consistent with the goals, objectives and implementation measures contained in the *Safety Element*.
- 199-LUP Fire protection standards shall be maintained by the County and incorporated into all new plans for development projects.
- 200-LUP Potential fire hazards shall be considered and addressed in all proposals for development projects.
- 56-LUO** Development in State Responsibility Areas which is consistent with adopted *Fire Safety Regulations*.
- 201-LUP All proposed development in State Responsibility Areas shall be reviewed for compliance with adopted *Fire Safety Regulations*.
- 57-LUO** Application of contemporary construction codes and engineering practices.



202-LUP The County shall apply the requirements of the *Uniform Building Code* and other related codes to all new construction.

203-LUP Where unique hazards have been identified, specific engineering studies shall be required prior to issuance of permits for development projects.

58-LUO Avoidance of areas where slopes exceed 25 percent and where other geologic hazards cannot be mitigated to an acceptable level through application of contemporary construction codes and engineering practice.

204-LUP The County shall discourage construction of roads and other forms of development projects on slopes exceeding 25 percent and in areas with unmitigable geologic hazards. Factors to be considered when approving development projects that encroach on slopes exceeding 25 percent shall include, but not be limited to, the following:

- A wildfire management plan meeting the requirements of the California Department of Forestry and Fire Protection
- The permanent retention of open space and agriculture
- An improved road circulation system for the benefit of health and safety



Implementation Strategies

41-LUI Maintain a development project review process which documents compliance with the adopted objectives and policies for public safety.

Lead Agency: Planning Department

Priority Ongoing

42-LUI Maintenance and routine update of County fire protection standards and *Fire Safety Regulations*.

Lead Agency: Public Works Department and Planning Department

Priority: Ongoing

43-LUI Maintenance and routine update of the *Uniform Building Code* and related codes.

Lead Agency: Planning Department

Priority: Ongoing

44-LUI Identification of existing parcels in rural residential areas that do not have at least two access roads and establishment of a corrective plan which will lead to the eventual construction of secondary access roadways.

Lead Agency: Planning Department

Priority: 1



Beale Air Force Base

13-LUG Protect and enhance Beale Air Force Base.

59-LUO Consistency between County planning actions and the *Beale Air Force Base Comprehensive Land Use Plan (CLUP)*.

205-LUP All development projects within the Beale Air Force Base area of influence shall be reviewed for consistency with the CLUP.

60-LUO Assurance that County land use planning and decision making do not foreclose future options for use of Beale Air Force Base.

206-LUP A buffer/greenbelt area shall be maintained around Beale Air Force Base that is protected from development projects other than agricultural, industrial, business park or open space uses.

207-LUP A contingency plan shall be prepared for the reuse of Beale Air Force Base for action should the Base appear on the federal base closure list.

208-LUP In the event Beale Air Force Base is closed, the County shall take a proactive role in the reuse and privatization of Base facilities.

Implementation Strategies

45-LUI Maintain a development project review process which documents compliance with the adopted objectives and policies for protection and enhancement of Beale Air Force Base.

Lead Agency: Planning Department

Priority: Ongoing



46-LUI Routinely monitor actions affecting the Base in order to be able to respond quickly to changing conditions.

Lead Agency: Planning Department

Priority: Ongoing

Flood Protection

14-LUG Secure adequate flood protection for urban and other developing areas.

61-LUO Implementation of flood protection measures described in the revised *South Yuba Drainage Master Plan*.

209-LUP Flood protection measures contained in the revised *South Yuba Drainage Master Plan* shall be implemented in conjunction with specific plans and other new development projects.

210-LUP Financing for major components of the *Master Plan* shall be actively pursued by the County, including collection of drainage fees from new development projects, in order to enhance flood protection in the Linda/Olivehurst region.

62-LUO Routine maintenance and improvement of Feather River and Yuba River flood protection levees.

211-LUP The County shall discourage development projects that may interfere with the integrity of levees.

212-LUP The County shall support and coordinate with the various reclamation districts in matters of levee maintenance and improvement.



63-LUO Appropriate flood protection and drainage measures built into all new development project approvals.

213-LUP The county shall maintain drainage standards and apply those standards to development projects.

214-LUP Flood waters leaving new development projects shall conform to existing drainage plans or be directed to existing watercourses and shall not exceed either historical volumes or rates of flow. Retention and/or detention ponds shall be incorporated in new development projects to achieve this condition.

64-LUO Attainment of an upstream storage facility on the South Fork of the Yuba River.

215-LUP The County shall support initiatives to construct a new reservoir on the South Fork of the Yuba River including active lobbying for its authorization and funding.

65-LUO Review and strengthen the present County floodplain protection ordinance.

216-LUP The County shall review its present floodplain protection ordinance to assure that it fully complies with the policies of the *General Plan* and other applicable regulations.

Implementation Strategies

47-LUI Assign personnel to develop a comprehensive funding program for flood protection.

Lead Agency: Board of Supervisors

Priority: 1



48-LUI Maintain a development project review process which documents compliance with the adopted objectives and policies for flood protection.

Lead Agency: Planning Department

Priority: Ongoing

49-LUI Assign personnel to review and recommend changes to the floodplain ordinance

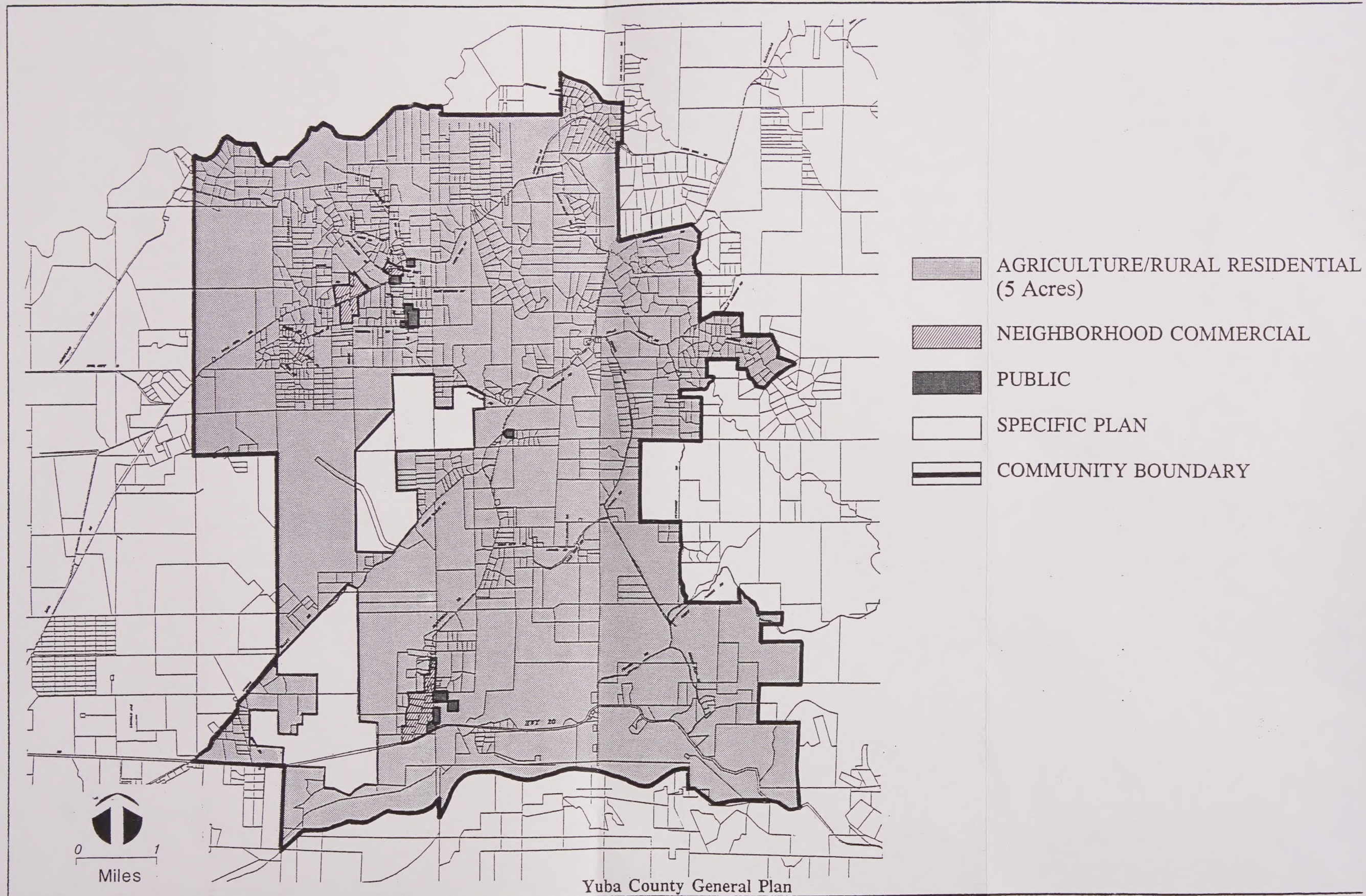
Lead Agency: Board of Supervisors

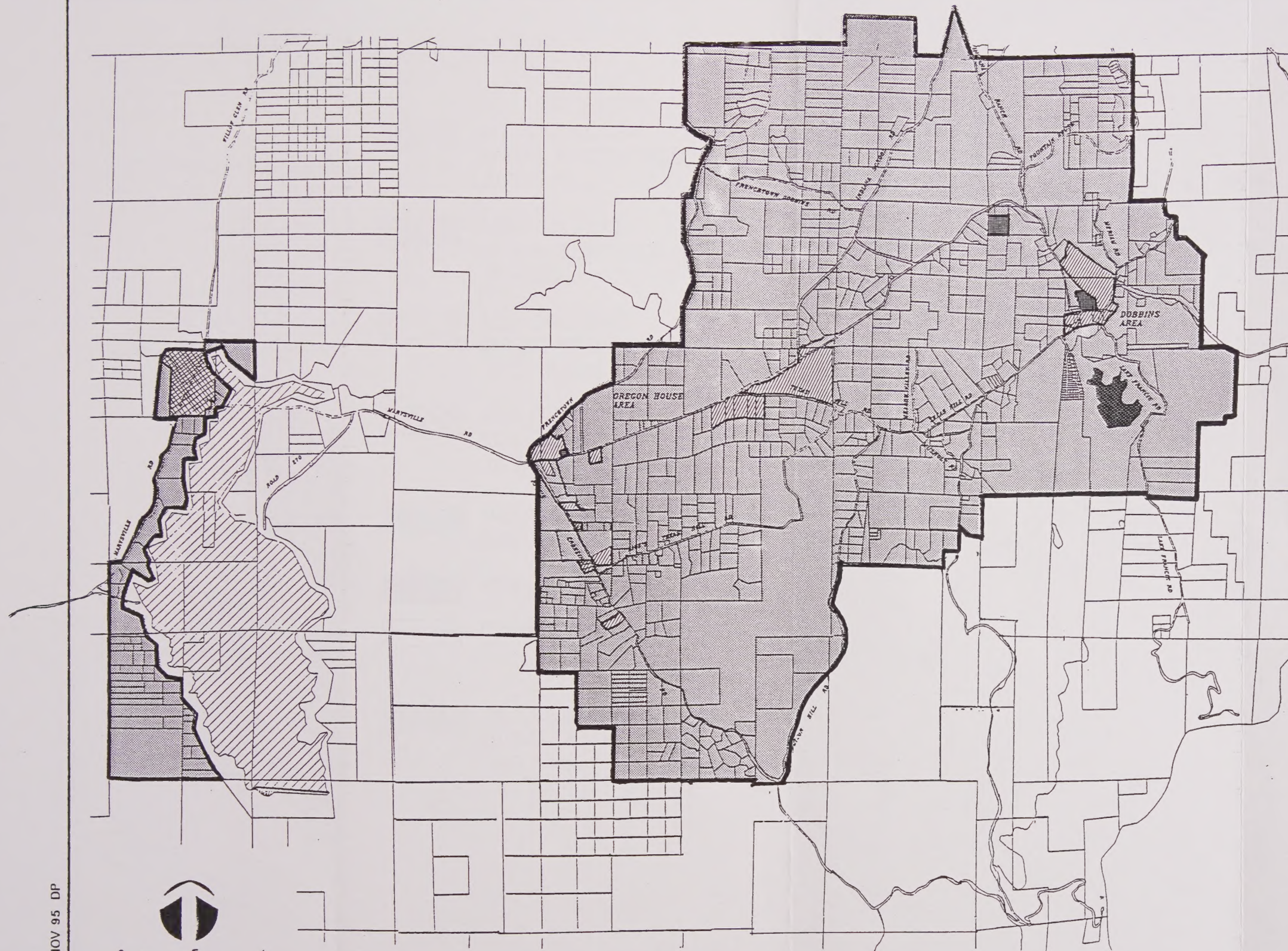
Priority: 1

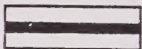
50-LUI Assign personnel to take the lead in advocating South Fork reservoir authorization and funding.

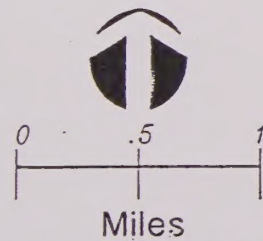
Lead Agency: Board of Supervisors

Priority: 2





-  AGRICULTURE/
RURAL RESIDENTIAL
(5 Acres)
-  NEIGHBORHOOD
COMMERCIAL
-  COMMUNITY
COMMERCIAL
-  PUBLIC
-  COMMUNITY
BOUNDARY

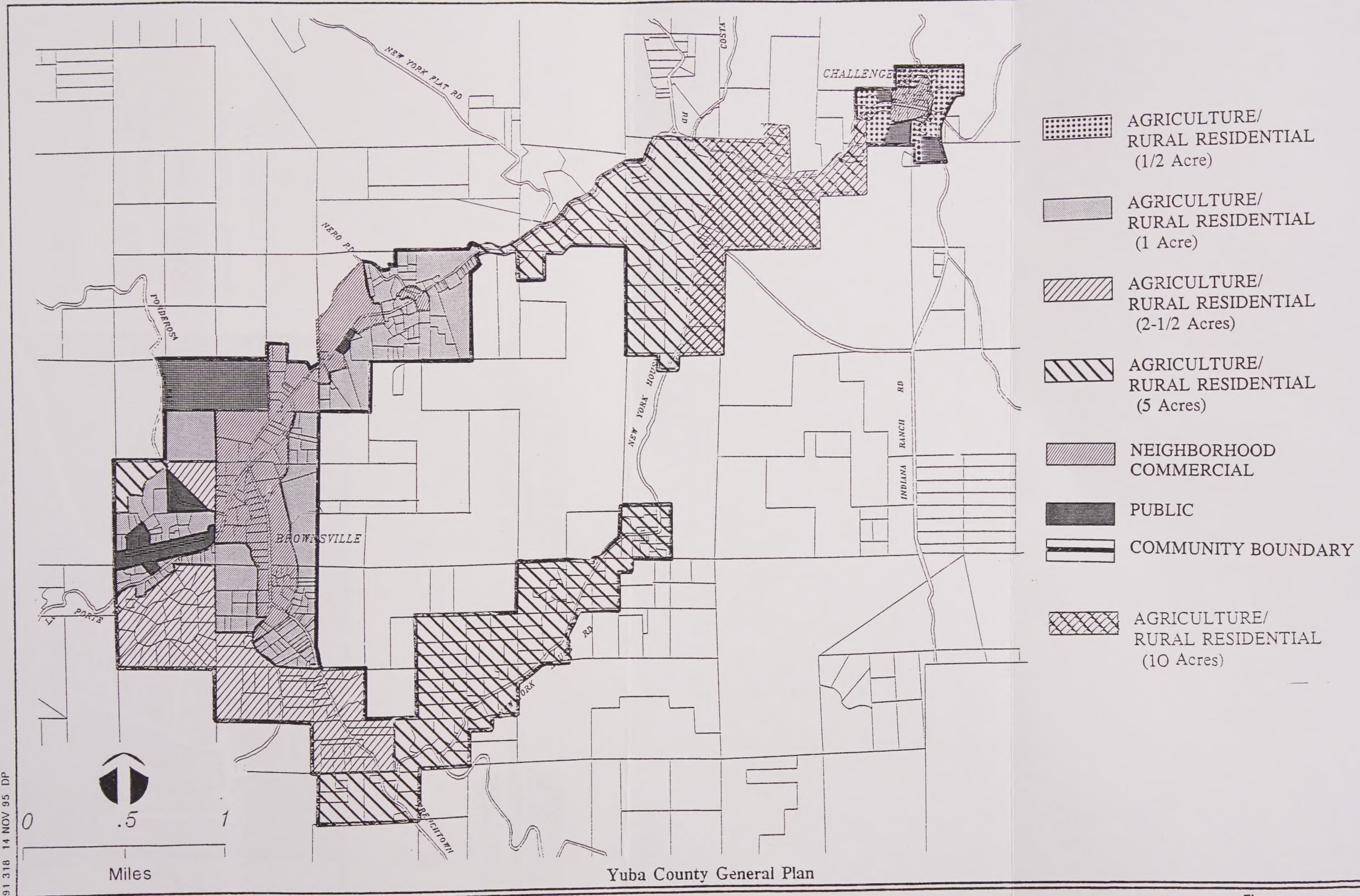


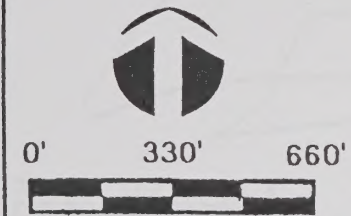
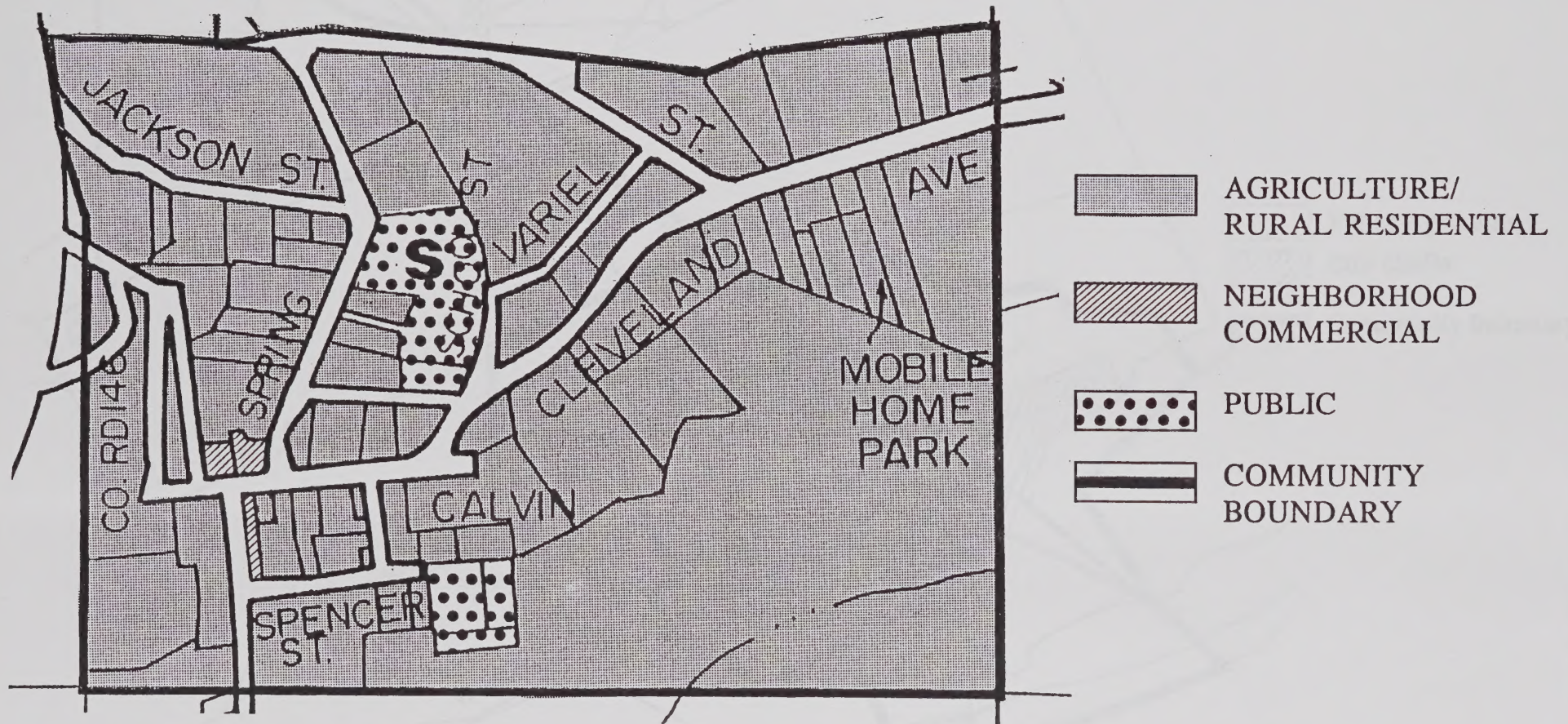
Yuba County General Plan

Land Use Diagram
OREGON HOUSE / DOBBINS

Figure

5-4

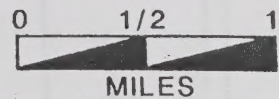
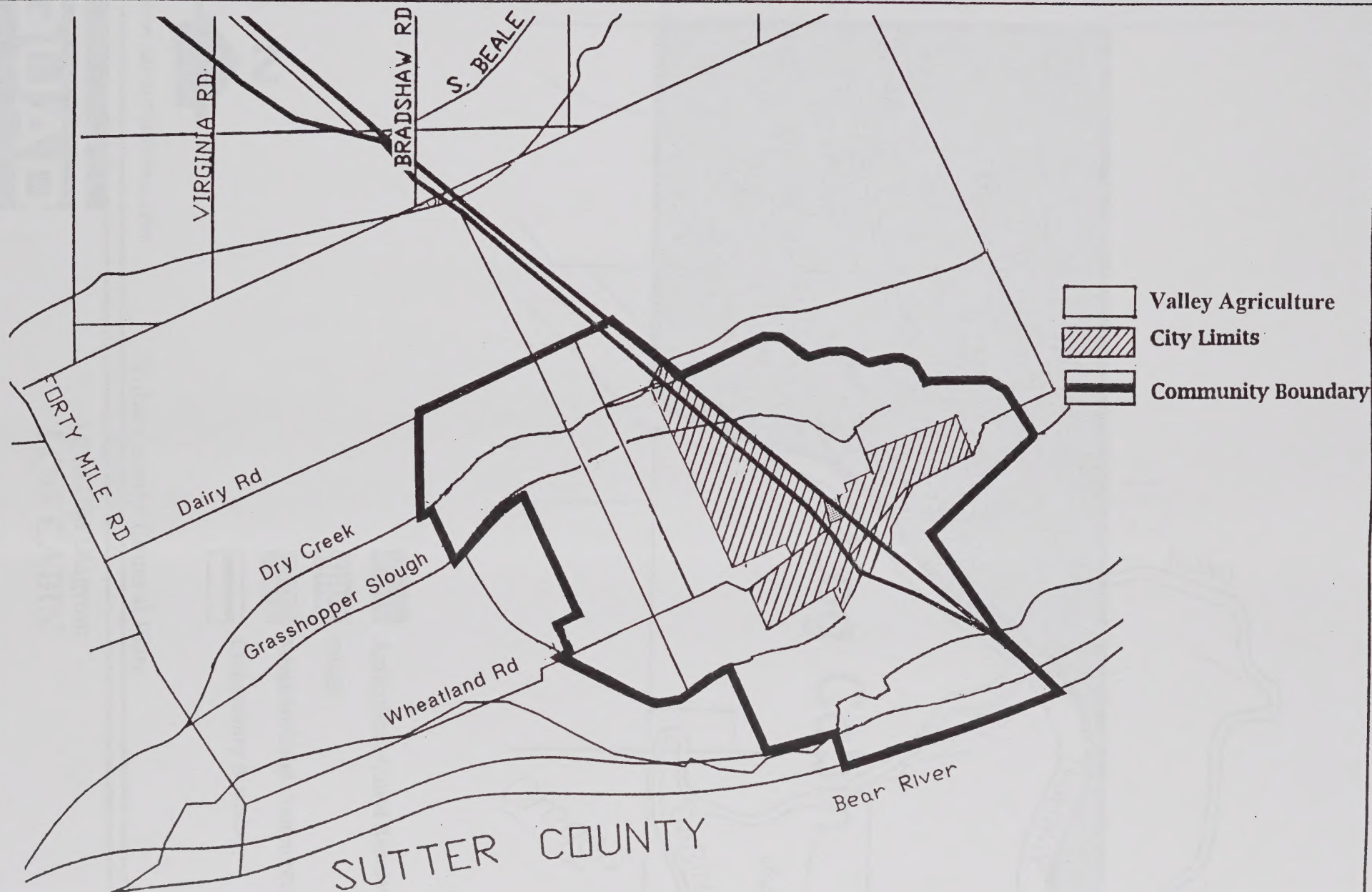




QUAD

Yuba County General Plan
Land Use Diagram
CAMPTONVILLE

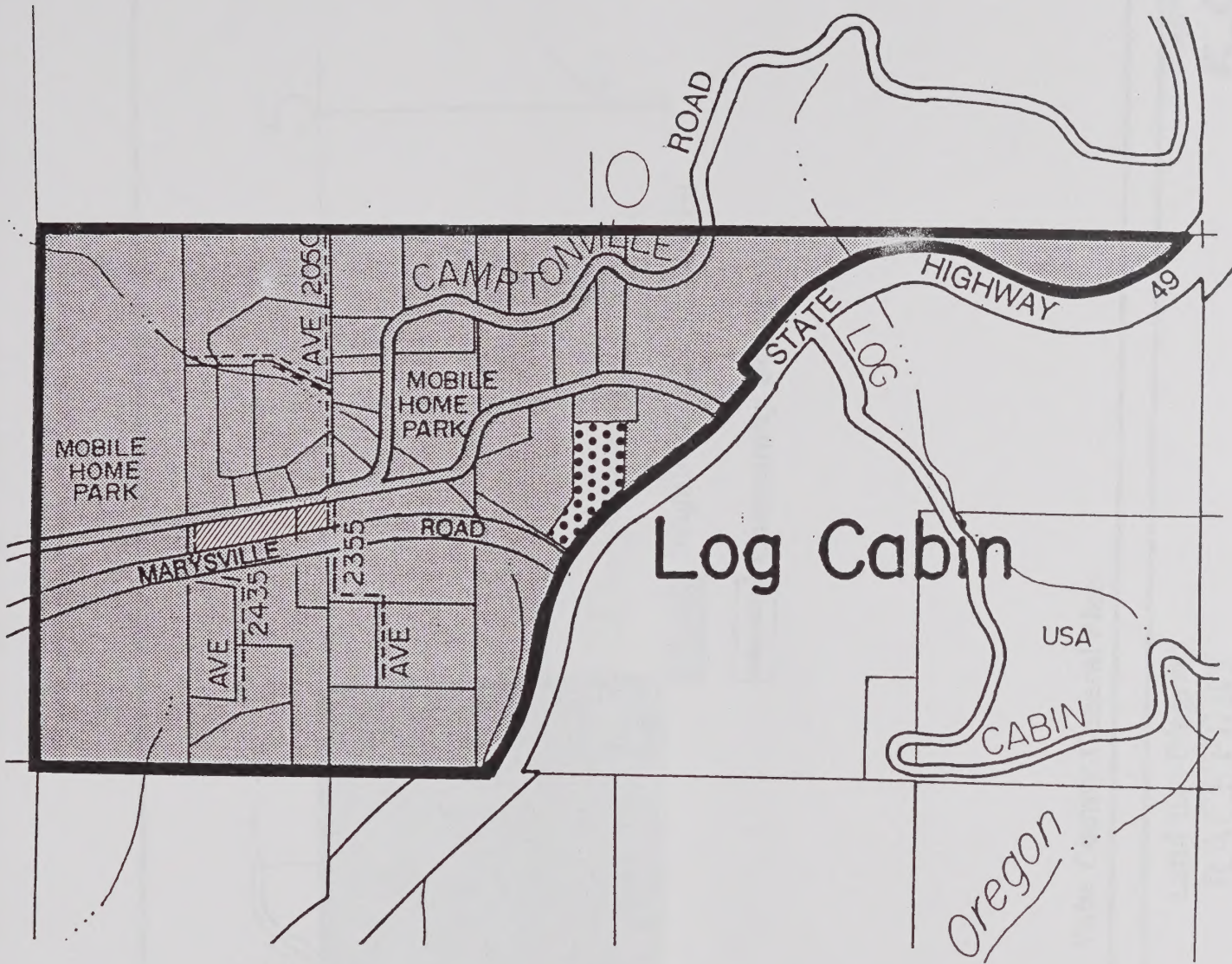
Figure
5-6



Yuba County General Plan

Land Use Diagram
WHEATLAND

Figure
5-7



-  Agriculture/Rural Residential (5 Acres)
-  Public
-  Neighborhood Commercial
-  Community Boundary



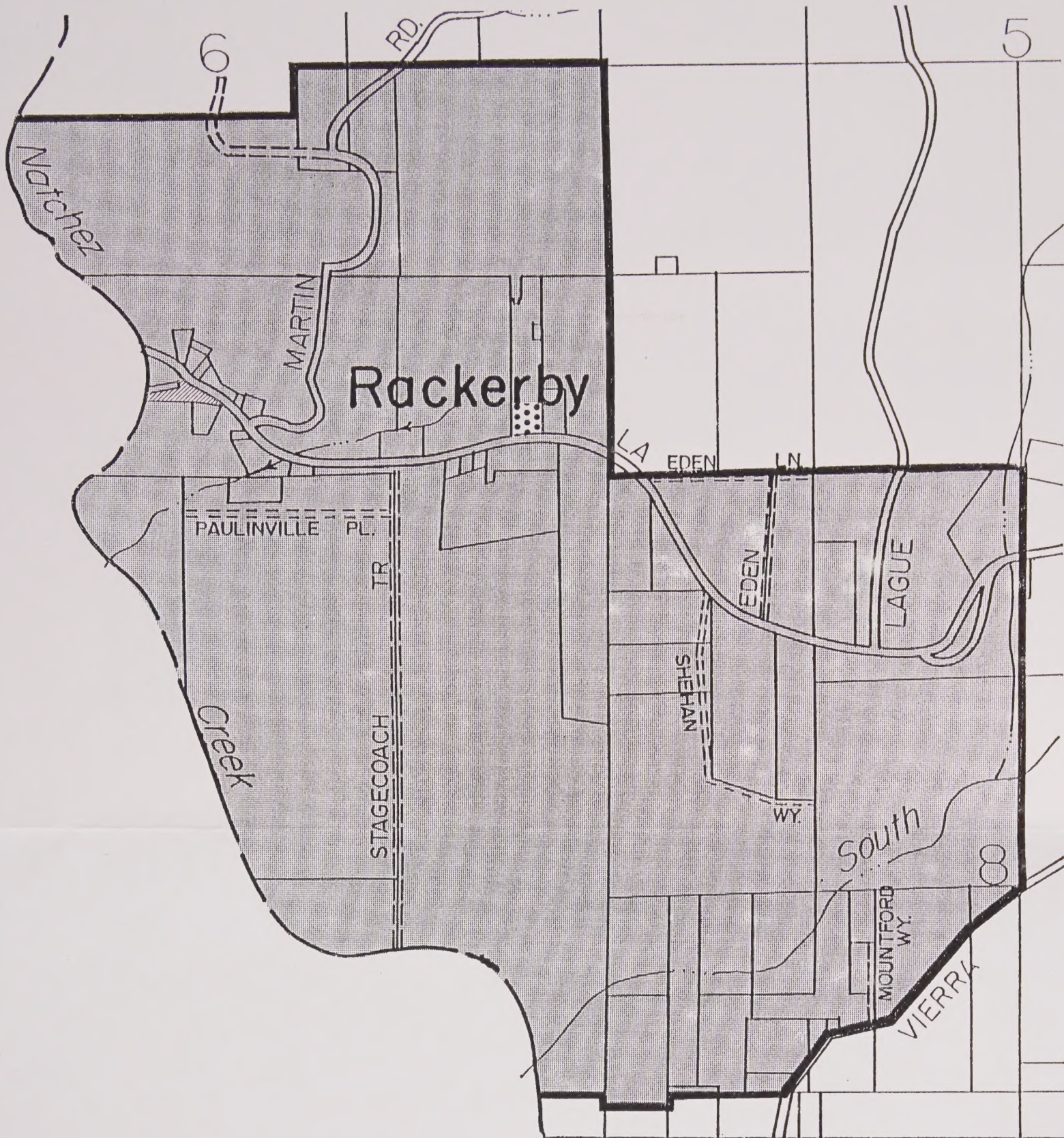
Source: QUAD Consultants, 1994.

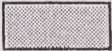
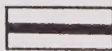
Yuba County General Plan

QUAD

Land Use Diagram
LOG CABIN

Figure
5-8



-  Agriculture/Rural Residenital (5 Acres)
-  Public
-  Neighborhood Commercial
-  Community Boundary



Yuba County General Plan



Section Six Circulation Element



SECTION 6 CIRCULATION ELEMENT

6.0 INTRODUCTION

The *Circulation Element* of the *General Plan* addresses the development and maintenance of systems to adequately move persons, goods and services within Yuba County. State law requires that a circulation element include "the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other public utilities and facilities." This *Element* describes transportation facilities and services in Yuba County and includes the goals, objectives, policies and implementation strategies for the County's circulation system. The provisions of the *Circulation Element* are mandated by State law to be correlated with, and thus support, the goals and policies of the *Land Use Element*.

The goals, objectives, policies and implementation strategies contained in this section will be used in conjunction with goals, objectives, policies and implementation strategies set forth in other elements of the *General Plan*. As previously stated, by definition, a "goal" will express, in general terms, community values which set a direction or ideal future end, condition or state. An "objective" represents a specific end condition which is viewed as an intermediate step toward attainment of a goal. The "policies" will be specific statements to be used in guiding decision making, based on general plan goals and objectives. "Implementation strategies" are those measures or programs which carry out the general plan policies. Priorities have been established for implementation strategies and lead agencies have been identified.

The statement identification system is the same as that outlined in Section 5.0 of this document. For goals (G), objectives (O), policies (P), and implementation strategies (I) set forth in the *Circulation Element*, the abbreviation "C" is used.



6.1 STREETS AND HIGHWAYS FUNCTIONAL CLASSIFICATIONS

Yuba County is served by a system of State highways and County roads. The State highway system consists of roads which are designated "Freeways", and "State Highways". Functionally, the county roadway system is comprised of "Major" roads, "Collector" roads and "Local/Residential" roadways. County roadways are further divided with respect to "Urban" and "Rural" classifications.

While not a functional distinction, roadway facilities in Yuba County can be further categorized with respect to topography. The geography of the county creates topographic diversity, with terrain that is generally categorized as "flat" in the western portion of the county, "rolling" in the central portion of the county and transitioning to "mountainous" terrain in the eastern portion of Yuba County. These terrain categories have a substantial effect on the overall capacity and flow of traffic on rural County roads. In general, the majority of County roadways have been constructed to meet the relatively low volumes historically experienced in rural Yuba County, and have not been constructed to the ultimate roadway cross-section as identified by the current roadway classifications.

The following paragraphs describe in more detail the several roadway functional classifications used in the *Circulation Element* and their linkage to land use.

6.1.1 Freeways

Functions Served: Routes of regional significance connecting major cities. Emphasis is on through traffic with some shorter trips occurring between local trip generators.

Adjacent Land Development: Access is controlled and limited to interchanges spaced at intervals which promote through traffic flow while serving the adjacent community. Typical interchange spacing provides at least one mile between urban interchanges and two miles between rural interchanges.

Traffic Volume/Travel Speed: Freeways are intended to carry high traffic volumes. In general, four lane freeways can carry about 50,000 Vehicles Per Day (VPD) at Level of Service (LOS) "C" (See Section 6.2 for a definition of LOS), with about 75,000 VPD on six lane freeways, with a design speed of 65 to 70 mph.



Design Options: Caltrans Design Standards apply to these facilities. Four lane or six lane divided highways may be constructed within a typical right of way of 240 feet. Additional planning corridor width may be appropriate in areas where future controlled access freeways are planned but alignment is not yet formally adopted. Such planning corridors typically are 1,000 feet wide.

6.1.2 State Highways

Functions Served: State Highways are intended to serve multiple purposes. Their primary function is to provide for regional travel between cities and counties throughout the state. However, conventional highways are often the backbone of the local circulation system as well, and in many cases provide direct access to adjacent commercial and residential properties.

Adjacent Land Development: Access is permitted except where access rights have been purchased by Caltrans. Access opportunities are limited, however, in order to maintain the efficiency of through traffic flow.

Traffic Volume/Travel Speed: State Highways support a wide range of traffic volumes, often depending upon such factors as surrounding land use. The practical capacity of rural highways varies significantly due to such factors as terrain, alignment, etc. Travel speeds on conventional highways vary considerably, with rural highways intended for 55 mph travel.

Design Options: Caltrans Design Standards apply to these facilities. Two lane highways with shoulders, or four and five lane undivided highways may be constructed. Typical right of way widths range from about 80 feet for two lane roads to 100 or 110 feet for four lane and five lane facilities. Additional right of way is often required to accommodate excavation and embankment in rural areas.

6.1.3 Major Roads

Function Served: Major Roads are the primary carrier of intercity and intracounty travel in Yuba County and link primary employment and population centers. Within newly developing areas, and where not precluded by topography, Major Roads will generally be at one mile intervals.



Adjacent Land Development: Access to Major Roads is to be controlled to preserve the efficiency of the overall circulation system. Direct residential access is to be avoided. The primary connection to Major Roads will be via Collector and local street intersections, although carefully planned commercial/industrial access may be allowed.

Traffic Volume/Travel Speed: Major Roads typically carry up to about 24,000 average daily traffic (ADT) on four lane sections and 36,000 ADT on six lane sections, although the practical capacity of Major Roads can be increased with the addition of auxiliary lanes at major intersections. The travel speed on Major Roads is intended to be 45 mph.

Design Options: Ultimately, Major Roads within Yuba County will be divided highways with a center median. Typical right of way of 110 feet is provided, although varying rights of way have been approved in specific and community plan areas. In rural areas Major Roads provide four or six through lanes, with a center turn lane and shoulders. In urban areas, Major Roads also include provisions for on-street parking.

6.1.4 Collector Roads

Function Served: Collector Roads are intended to provide sub-regional access and circulation by linking Major Roads with Local/Residential Streets. In many portions of the county, Collector Roads will be the primary element of the circulation system. In newly developing areas, and where not precluded by topography, Collector Roads will generally be at one-half mile intervals.

Adjacent Land Development: Access to Collector Roads is to be planned to preserve the efficiency of the overall circulation system. Direct residential access is to be avoided on high volume collector streets. The primary connection to Collector Roads will be via local street intersections, although carefully planned commercial/industrial access may be allowed.

Traffic Volume/Travel Speed: Collector Roads typically carry up to about 12,000 ADT on two lane sections and 24,000 ADT on four lane sections. The travel speed on Collector Roads is intended to be 35 mph.



Design Options: Collector Roads in Yuba County are intended to provide four through travel lanes with parking, with turn lanes created through intersections by eliminating parking. Typical rights of way in urban areas are 84 feet, with a 64 foot pavement section. Collector Roads are capable of providing four travel lanes with parking or, by eliminating parking, five lanes through intersections.

In rural areas, the design of Collector Roads varies in response to such factors as terrain and traffic volume. Typical sections are based on standards suggested in a publication of the American Association of State Highway and Transportation Officials (AASHTO), *A Policy on Geometric Design of Highways and Streets*. Ideally, a 40 foot pavement section is constructed, providing two travel lanes and on-street parking or, at intersections, three travel lanes.

6.1.5 Local/Residential Streets

Function Served: Local/Residential Streets are intended to link local land uses with Collector Roads. They may serve other functions as well, by providing on-street parking and social/recreational opportunities for adjacent residents.

Adjacent Land Development: Access to Local/Residential Streets is typically from private driveways serving residential, commercial, industrial and agricultural uses. Applicable design standards govern driveway location in order to preserve safety.

Traffic Volume/Travel Speed: Local/Residential Streets are intended to carry up to 4,000 ADT. The travel speed on Residential Streets is intended to be 25 mph. The travel speeds on other Local Streets may vary depending on specific circumstances.

Design Options: In Yuba County, Residential Streets are typically constructed within a 60 foot right of way. The pavement section is a two lane undivided road, typically with a 40 foot width, with on-street parking in urban areas, and a 20 foot width without parking in rural areas. Under some circumstances a 32 foot pavement width may be permitted in urban areas.



6.2 PLANNED CIRCULATION SYSTEM IMPROVEMENTS

Tables 6-1 to 6-3 present the *General Plan* roadway classifications, lane requirements and Level of Service for selected State Highways, Major Roads and Collector Roads. Level of Service (LOS) is a concept used to evaluate whether individual intersections and roadway segments will maintain satisfactory operating conditions. Utilizing LOS, an "A" LOS implies uncongested operations, while an "F" level means total breakdown in traffic flow. Table 6-1 presents year 2015 daily traffic volume forecasts, lane requirements and resulting LOS for State Highways. Tables 6-2 and 6-3 provide similar information for Major Roads and Collector Roads, respectively.

LOS described on Tables 6-1 through 6-3 provides a general view of future operating conditions on roadway segments. Policy 21-CP as set forth in this *General Plan* provides specific LOS standard thresholds. The two measures of LOS performance are not necessarily the same. The tables are intended to provide a planning forecast of the probable level of service on roadway segments based on the regional traffic model used, the number of lanes proposed and the planned land uses. The forecasts may not reflect all localized community constraints and opportunities and will be modified as more specific community planning is performed following *General Plan* adoption.

Policy 21-CP is applicable on a project-specific basis. It is intended that specific measurements of LOS be made for intersections and/or roadway segments at the project stage, and that Policy 21-CP be complied with unless Tables 6-1 through 6-3 describe a LOS of "D", "E" or "F", and subsequent studies confirm that Policy 21-CP cannot be met. In such cases the County will take appropriate action to assure that LOS is maintained as close to LOS "C" as is feasible.



TABLE 6-1
STATE HIGHWAY FORECAST LEVELS OF SERVICE

		Traffic Volume Forecast (Vehicles Per Day)	Year 2015 LOS	Year 2015 Facility Class ¹ (Number of Lanes)
State Route 20	Sutter County Line to 9th Street (10th St. Bridge)	52,800	E	4C
	E Street to 12th Street	45,500	E	6C
	B Street to 17th Street	28,400	B	4C
	17th Street to Marysville City Limits	26,300	B	4C
	Marysville City Limits to Loma Rica Road	18,800	B	4C
	Loma Rica Road to Spring Valley Road	16,400	B	4C
	Spring Valley Road to Marysville Road	12,400	B	4C
	Marysville Road to Hammonton-Smartville Road	9,300	B	4C
	Hammonton-Smartville to Nevada County Line	10,400	B	4C
State Route 65	Placer County Line to Wheatland City Limits	23,800	B	4C
	Wheatland City Limits to Main Street	25,500	D	4C
	Main Street to First Street	24,900	D	4C
	First Street to S. Beale Road	24,000	B	4C
	S. Beale Road to McGowan Parkway	32,200	B	4F
State Route 70	Sutter County Line to McGowan Pkwy	34,100	B	4F
	McGowan Parkway to Olivehurst Avenue	59,600	D	4F
	Olivehurst Avenue to Feather River Blvd	60,000	D	4F
	Feather River Blvd to 3rd Street	83,700	D	6F
	3rd Street to 5th Street	66,000	F	6C
	5th Street to 9th Street	60,000	F	6C
	9th Street to 12th Street	45,500	F	6C
	12th Street to Laurellen Road	19,500	B	4C
	Laurellen Road to Butte County Line	15,200	C	4C
Bridge - 3rd Crossing	Yuba - Sutter Line	33,700	B	4E

¹ F = Freeway C = Conventional E = Expressway Source: kdAnderson Transportation Engineers, 1995.



TABLE 6-2
COUNTY ROADWAY LEVELS OF SERVICE (MAJOR ROADS)

MAJOR ROADS					
Facility	Location	Roadway Classification ¹	Traffic Volume Forecast (Vehicles Per Day)	Year 2015 LOS	Year 2015 Lanes Required
Arboga Road	Pasado Rd to McGowan Pkwy	U	7,600	A	2
Arboga Road	McGowan to Plumas-Arboga	U	8,500	A	2
Arterial A-Plumas Lake	Arterial B to New Freeway Interchange	U	17,200	B	4
Arterial A-Plumas Lake	South of McGowan Parkway	U	5,400	A	2
Arterial A-Plumas Lake	South of Collector G	U	3,300	A	2
Arterial B-Plumas Lake	Plumas-Arboga to Arterial A	U	10,400	B	2
Arterial B-Plumas Lake	Arterial A to Feather River Blvd	U	9,000	B	2
Arterial C-Plumas Lake	South of Arterial A	U	4,500	A	2
Erle Road	Pasado Rd to Lindhurst Ave	U	15,500	A	4
Erle Road	Lindhurst Ave to Edgewater Circle	U	24,000	C/D	4
Erle Road	Edgewater Circle to Griffith Ave	U	6,700	A	2
Erle Road	Griffith Ave to Beale AFB	U	6,600	A	2
Feather River Blvd	North Beale Rd to Country Club	U	8,900	A	2
Feather River Blvd	Country Club to Arterial B	U	1,300	A	2
Feather River Blvd	Arterial B to SR 70	U	8,100	A	2



MAJOR ROADS					
Facility	Location	Roadway Classification ¹	Traffic Volume Forecast (Vehicles Per Day)	Year 2015 LOS	Year 2015 Lanes Required
Griffith Avenue	Hammonton Smartville to Erle Rd	U	5,700	A	2
Griffith Avenue	Erle Rd to McGowan Pkwy	N/A	6,400	A	2
Hammonton Smartville Rd	N Beale Rd to Dantoni Rd	U	13,600	A	4
Hammonton Smartville Rd	Dantoni Rd to Griffith Ave	U	12,800	A	4
Hammonton Smartville Rd	Griffith Ave to Beale AFB gate	RL	11,800	C	4
Hammonton Smartville Rd	Beale AFB to SR 20	RL	12,700	C	4
Hawks Nest Road	Fruitland Road to South Point Parkway	U	1,500	A	2
La Porte Road	Willow Glen to Challenge Cut-off Rd	RR	2,600	B	2
La Porte Road	Challenge Cut-off to Oregon Hill Rd	RR	1,300	B	2
Lindhurst Avenue	North Beale Rd to Erle Rd	U	8,200	A	2
Marysville Road	SR 20 to Spring Valley Rd	RR	5,400	B	4
Marysville Road	Spring Valley Rd to Willow Glen Rd	RR	6,700	D	2
Marysville Road	Willow Glen to Oregon Hill Rd	RR	3,700	C	2
Marysville Road	Oregon Hill Rd to SR 49	RM	1,500	B	2
McGowan Parkway	Arboga Rd to SR 65	U	7,800	A	2
North Beale Road	Lindhurst Ave to Griffith Ave	U	27,700	E	4
North Beale Road	SR 70 to Lindhurst Ave	U	29,000	B	6
Plumas - Arboga Road	Arboga Rd South to Arterial A	U	5,200	A	2



MAJOR ROADS					
Facility	Location	Roadway Classification ¹	Traffic Volume Forecast (Vehicles Per Day)	Year 2015 LOS	Year 2015 Lanes Required
Plumas - Arboga Road	SR 70 to SR 65	U	6,000	A	2
Smartville Road	Hammonton Smartville Rd to Spenceville Rd	RR	5,700*	C	2
South Beale Road	SR 65 to AFB	RL	2,900	B	2
South Point Parkway	Fruitland Road to South Point Parkway	U	2,300	A	2
Spenceville Road	Wheatland City Limits to Smartville Rd	RL	8,400	B	4
Spring Valley Road	SR 20 to Marysville Road	RR	4,300	C	2
Town Center Road	Spring Valley Road to SR 20	U	1,700	A	2
Willow Glen Road	Marysville Rd to La Porte Rd	RM	3,800	D	2

¹

U = Urban
 RR = Rural with Rolling Terrain
 * = 2 Lane Rural Road improved to County Standard

RL = Rural with Level Terrain
 RM = Rural with Mountainous Terrain

Source: kdAnderson Transportation Engineers, 1995.



**TABLE 6-3
COUNTY ROADWAY LEVELS OF SERVICE (COLLECTOR ROADS)**

COLLECTOR ROADS					
Facility	Location	Roadway Classification ¹	Traffic Volume Forecast (Vehicles Per Day)	Year 2015	Year 2015 Lanes Required
Arboga Road	Feather River Blvd to Pasado	U	10,300	B	2
Broadway	Arboga to Feather River Blvd	U	6,000	A	2
Brophy Road	Beale to Hammonton Smartville Rd	RL	2,600	B	2
Camp Far West Road	Wheatland-Smartville Rd to Nevada Co	RM	600	B	2
Challenge Cutoff Road	Butte County Line to La Porte Rd	RM	1,300	B	2
Dantoni Road	South of Beale	U	8,200	A	2
Edgewater	North of Erle Rd	U	3,300	A	2
Forty Mile Road	SR 65 to Plumas Arboga	RL	12,100*	D	2
Forty Mile Road	Plumas Arboga Rd to Wheatland Rd	RL	10,800	D	2
Frenchtown Road	Willow Glen Rd to Marysville Rd	RR	1,300	B	2
Fruitland Road	Butte Co to Loma Rica	RR	1,400	B	2
Fruitland Road	Loma Rica to Marysville Rd	RR	2,200	B	2
Jack Slough Road	Marysville City Limits to Woodruff Ln	RL	2,900	B	2
Jasper Lane	Ostrom Rd to Spenceville Rd	RL	1,800	B	2



COLLECTOR ROADS					
Facility	Location	Roadway Classification ¹	Traffic Volume Forecast (Vehicles Per Day)	Year 2015	Year 2015 Lanes Required
La Porte Road	Butte Co to Willow Glen Rd	RR	1,100	B	2
Loma Rica Road	SR 20 to Fruitland Rd	RR	6,600	D	2
Loma Rica Road	Fruitland to Marysville Rd	RR	2,000	B	2
Los Vergeles Road	Butte Co to Loma Rica Rd	RR	1,400	B	2
N. Beale Road	Griffith Ave to Beale AFB	RL	16,200	E	2
N. Beale Road	SR 70 NB Ramp to SR 70 SB Ramp	U	9,900	B	2
New York Road	New York House Rd to Indian Ranch Rd	RM	400	B	2
Olivehurst Avenue	7th to McGowan Pkwy	U	6,000	A	2
Olivehurst Avenue	7th to SR 70	U	12,300	D	2
Oregon Hill Road	New York Rd to Marysville Rd	RM	500	B	2
Ostrom Road	SR 65 to Virginia Rd	RL	6,700	C	2
Ostrom Road	Virginia Rd to Jasper Ln	RL	1,400	B	2
Powerline Road	Olivehurst Ave to McGowan Pkwy	U	1,900	A	2
Ramirez Road	SR 70 to Butte County Line	RL	400	B	2
Rice's Crossing Road	Marysville Rd to end	RR	2,600	B	2
7th Avenue	Powerline Rd to Arboga Rd	U	1,900	A	2
Simpson Lane	Marysville City Limits to Hammonton-Smartville	RL	12,700	D	2



COLLECTOR ROADS					
Facility	Location	Roadway Classification ¹	Traffic Volume Forecast (Vehicles Per Day)	Year 2015	Year 2015 Lanes Required
Simpson-Dantoni	Simpson to Dantoni	U	1,000	A	2
West Hallwood Boulevard	SR 20 to Kimball Ln	RL	400	B	2
Wheatland Road	Forty Mile Rd to City of Wheatland	RL	2,700	B	2
Woodruff Lane	SR 70 to SR 20	RL	5,500	C	2

1

U = Urban

RR = Rural with Rolling Terrain

* = 2 Lane Rural Road improved to County Standard

RL = Rural with Level Terrain

RM = Rural with Mountainous Terrain

Source: kdAnderson Transportation Engineers, 1995.



6.3 CIRCULATION DIAGRAM

The *Circulation Diagram* (Figure 6-1, inserted separately at the back of this document) depicts the planned circulation system for Yuba County through the year 2015 and beyond, consistent with the goals, objectives, policies and implementation strategies set forth in Section 6.4 of this document. Roads identified as State Highways/Freeways, Future State Highways/Freeways, Major Roads, Future Major Roads, Collector Roads and Future Collector Roads are shown on the *Circulation Diagram*. The corresponding functional classifications for the roadways are set forth in Section 6.1 and are the same for both existing and future roadways. All other existing roads not designated on the Diagram are presumed to be local in nature.

Although the *Circulation Diagram* shows the State Highway 70 Bypass of Marysville, development of State Highway 70 to freeway standards north to the Butte County line, construction of a fourth bridge over the Feather River, and construction of a State Highway 65 Bypass around Wheatland, none of these improvements are assumed to be constructed by the year 2015. They are shown with the expectation that they will be constructed sometime beyond 2015 and that steps will be taken during the planning period to assure that decisions are not made that interfere with their eventual construction.

The *Circulation Diagram* also identifies a suggested railroad line through Beale Air Force Base to the Yuba Gold Fields. It has been proposed that such a line be constructed to facilitate the transportation of aggregate from the Gold Fields. The route shown is approximate and does not represent a final alignment.

In addition to the *Circulation Diagram*, the *Circulation Element* incorporates by reference those figures which appear in the *Yuba-Sutter Bikeway Master Plan*. Those figures portray bikeways in Yuba County and are to be given the same force and effect as the *Circulation Diagram* for purposes of bikeway identification.



6.4 GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION STRATEGIES

Countywide Transportation System

1-CG Achieve and maintain an efficient, feasible, cost effective, and multi-modal countywide transportation system.

1-CO Development of a comprehensive circulation system providing adequate levels of service while minimizing vehicle miles travelled (VMT) through appropriate application of alternative forms of transportation, including consideration of existing rail lines in future transportation planning.

1-CP The County roadway system shall provide for the safe and efficient movement of goods as well as people.

2-CP Roadways shall be dedicated, widened and constructed in accordance with policies contained in this *Circulation Element* or those set forth in adopted specific and community plans.

3-CP Roadway rights-of-way shall be wide enough to accommodate the travel lanes required to carry forecast traffic volumes as well as other ancillary facilities, including bike lanes.

4-CP The County shall maintain a Trip Reduction Ordinance and require development projects to meet the requirements set forth in the ordinance.

5-CP The County shall utilize a road improvement project priority system based on facility condition and usage characteristics.

6-CP When considering new development projects, transportation alternatives to the automobile shall be examined and necessary design elements included in



project planning to facilitate alternative forms of transportation including transit, rail and bicycles.

- 7-CP The County shall promote the use of transportation systems management programs that reduce vehicular travel demand.
- 8-CP The County shall promote development projects which encourages a reduction in dependence on the single occupant automobile.
- 9-CP Existing rail lines in Yuba County shall be viewed as potential opportunities for future intracounty and intercounty passenger rail service.
- 10-CP The County shall promote retention and expansion of AMTRAK passenger service within Yuba County.
- 11-CP Specific plans and other development project plans located along rail corridors shall preserve options for future rail service.
- 12-CP If local funding priorities and development trends dictate, the County shall consider including provisions for toll roads in future specific and community plans and updates of existing community and specific plans.
- 2-CO Establishment of a functional road and street classification system to guide the planning and design of the County roadway system.
- 13-CP Roadways within the county shall be planned, designed and maintained in accordance with the functional classification system set forth in this *Circulation Element* and reflected on the *Circulation Diagram*.



- 3-CO** Identification of the roadway components necessary to provide an appropriate Level Of Service (LOS) at Plan buildout and development of measures to preserve identified rights-of-way.
- 14-CP Rights-of-way for all roads shown on the *Circulation Diagram* shall be reserved during the development process, including provisions for necessary widening of existing roadways and establishment of future roadways.
- 15-CP Prior to final action on any development project, the impact that the proposed development project will have on the local road system shall be determined and mitigation incorporated into the project to assure that the established level of service is maintained.
- 4-CO** Identification of sources to fund construction of circulation system improvements needed to provide adopted LOS during the planning period.
- 16-CP The County shall encourage actions at the State level that support local road improvement programs.
- 17-CP New development projects shall be required to pay their fair share for the improvement of impacted roadways.
- 18-CP A countywide Public Facilities Fee shall be maintained and utilized as a source of funding for circulation system improvements.
- 19-CP The County shall take full advantage of funding available under the Intermodal Surface Transportation Efficiency Act of 1991 to improve and add to the mix of transportation facilities.
- 20-CP A local sales tax for the funding of transportation improvements shall be viewed as an option should other sources of revenue prove inadequate.



Implementation Strategies

- 1-CI** Adoption of the roadway classification system outlined in the *Circulation Element* and a set of roadway improvement standards which correspond to those functional classifications. A variable road improvement standard shall be developed for the foothill mountain areas that reflects the roadway classification system contained in Tables 6-1 and 6-2.

Lead Agencies: Public Works Department, Planning Commission,
Board of Supervisors

Priority: 1

- 2-CI** Update on an annual basis the Countywide Public Facilities Fees in order to collect funds towards the local share of regional circulation improvements.

Lead Agencies: Planning Department, Board of Supervisors

Priority: Ongoing

- 3-CI** Require a comprehensive financing plan for streets and highways as part of development proposals and specific and community plans.

Lead Agencies: Planning Department, Planning Commission,
Board of Supervisors

Priority: Ongoing

- 4-CI** Preparation and adoption of a Trip Reduction Ordinance to reduce dependence on the single occupant automobile. The Ordinance shall include appropriate goals for average vehicle occupancy, and/or performance standards for alternative transportation modes.

Lead Agencies: Public Works Department, Board of Supervisors



Priority: 2

- 5-CI** Maintain a development project review process which documents compliance of each development project considered by the County with the adopted objectives and policies for transportation systems.

Lead Agency: Planning Department

Priority: 2

- 6-CI** Incorporation of multi-modal transportation programs into the Regional Transportation Plan and local transportation planning efforts, as embodied in the Intermodal Surface Transportation Efficiency Act of 1991.

Lead Agencies: SACOG, Public Works Department

Priority: 1

- 7-CI** Maintenance of a Capital Improvements Program which implements the objectives and policies described for transportation systems.

Lead Agencies: Public Works Department, Board of Supervisors

Priority: 1

Level of Service

- 2-CG** Maintain roadway levels of service that recognize differences between urban and rural environments and minimize congestion.

- 5-CO** Establishment of appropriate and separate level of service standards for rural and urban areas.

- 21-CP** The County shall utilize the following Level of Service thresholds for roadways within the county:



- On County roads in urban areas and within specific/community plan areas, Level of Service "C" shall be maintained during the PM Peak Hour at signalized intersections. The procedures outlined in Transportation Research Board *Transportation Research Circular No. 212* shall be used to establish peak hour level of service.
- On County roads in rural areas, Level of Service "C" shall be maintained. The procedures outlined in the most recent *Highway Capacity Manual* shall be used to establish peak hour level of service.
- On State highways, the level of service goals included in the adopted *Yuba-Sutter Congestion Management Plan* shall be maintained.

An exception to this policy is set forth in Section 6.2 of this *General Plan*. When the exception described therein applies, the County shall take appropriate action to assure that LOS is maintained as close to LOS "C" as is feasible.

6-CO Development of a program to regularly monitor traffic levels to confirm the adequacy of current roadway improvements and assist in prioritizing future improvements.

22-CP The County shall commit the staff and budgetary resources necessary to regularly monitor traffic levels and prioritize future road improvements.

Implementation Strategies

8-CI Adoption of the Level of Service thresholds included in this *Circulation Element*.



Lead Agencies: Public Works Department, Planning Commission,
Board of Supervisors

Priority: 1

9-CI Preparation of an annual report for consideration by the Board of Supervisors documenting recent trends and current levels of service for County roadways.

Lead Agency: Public Works Department

Priority: Ongoing

Also see Implementation Strategies **1-CI** and **7-CI**.

Transportation Planning

3-CG Closely coordinate land use planning and transportation planning to assure that roadways and other forms of transportation are adequate to handle projected need.

7-CO Identification of an appropriate circulation system through careful investigation of future travel demands and associated circulation needs.

23-CP Comprehensive traffic studies shall be required in conjunction with development project proposals in which the adopted threshold for traffic generation may be exceeded.

24-CP All development project proposals shall be reviewed for compliance with the goals, objectives and policies contained in this *Circulation Element*.

8-CO Continuing promotion of regional transportation planning through appropriate intergovernmental forums, including but



not limited to the regular update of the *Yuba Sutter Congestion Management Plan*.

- 25-CP The County shall actively participate in inter-governmental programs which further the interests of regional cooperation and progress in transportation systems development.
- 26-CP The County shall continue to work for construction of the third and a fourth bridge across the Feather River.
- 27-CP The County shall work cooperatively with Nevada County to improve capacity on State Highway 20 east of Marysville.
- 28-CP The County shall continue to participate in the maintenance and update of the *Yuba Sutter Congestion Management Plan*.
- 9-CO Evaluation and consideration of the effects of future land use changes on regional circulation, including State Highways 65, 70 and 20, as part of future land use decision making.
- 29-CP Applications for development projects that may have impacts on State highways shall be referred to Caltrans for comment.
- 30-CP Future right-of-way needs for State highways shall be taken into consideration when evaluating development project proposals, and measures to preserve right of way shall be incorporated into project approval.

Implementation Strategies

- 10-CI Identification and adoption of a threshold for requiring comprehensive traffic studies in conjunction with development project proposals.



Lead Agencies: Planning Department, Public Works Department,
Planning Commission, Board of Supervisors

Priority: 2

11-CI Maintain a development project review process which documents compliance with the adopted objectives and policies for transportation planning.

Lead Agency: Planning Department

Priority: Ongoing

12-CI Assignment of personnel to coordinate transportation and highway planning with other government agencies.

Lead Agency: Board of Supervisors

Priority: 1

State Highways

4-CG Facilitate the addition of needed major facilities and improvements to the State highway system.

10-CO Continued coordination with Caltrans, SACOG and other affected jurisdictions to identify and preserve future transportation corridors.

31-CP The County shall participate in all regional efforts to identify and preserve future transportation corridors.

32-CP The County shall monitor the status of regional transportation planning projects and Caltrans design work in order to be aware of future right-of-way requirements and local responsibilities.



11-CO Continued participation in regionally beneficial transportation improvements through the countywide Public Facilities Fee Program.

33-CP The County shall require payment of the countywide Public Facilities Fee in conjunction with all applicable development project permits in order to maintain a local funding source for participation in regional transportation improvements.

12-CO Coordination of efforts with adjacent jurisdictions to promote regionally beneficial circulation improvements.

34-CP The County shall solicit input from affected agencies, including Caltrans, the cities of Marysville and Wheatland, Sutter County, Butte County, Nevada County, Placer County, Sierra County and Yuba City during the consultation and review process for development project permits.

35-CP Development of major transportation corridors shall be coordinated with adjacent counties.

36-CP The County shall pursue the extension of the State Highway 49 scenic highway designation through Yuba County.

Implementation Strategies

13-CI Continuation of current Caltrans planning and design activities for major facilities that affect Yuba County.

Lead Agencies: Caltrans, Public Works Department

Priority: 1

Also see Implementation Strategies 11-CI and 12-CI.



14-CI Maintain a current record of Caltrans' planning/design activity for major facilities, such as the Marysville Bypass and the State Highway 70 freeway extension, in order that future right-of-way needs can be addressed when considering new development projects.

Lead Agency: Public Works Department

Priority: 1

Quality of Life

5-CG Avoid traffic and circulation impacts which affect quality of life in residential neighborhoods and other traffic sensitive areas.

13-CO Identification and application of acceptable traffic volume thresholds for Local/Residential Streets based on the environmental impact traffic may have in such areas.

37-CP New development projects shall be evaluated to determine the impact such development will have on future and existing residential streets and whether such development will exceed LOS or other standards established by the *General Plan*.

38-CP All new roads shall be constructed to the specifications of the functional design criteria included in the *General Plan* and the Yuba County Improvement Standards.

14-CO Development of a system of truck routes to provide for the movement of goods while avoiding impacts to residential areas.

39-CP Through-traffic routes and truck routes shall be designated by the County to discourage the use of neighborhood roadways, particularly Local/Residential Streets, by truck traffic.



15-CO Avoidance of placement of Major Roads through residential areas and other areas containing traffic sensitive land uses.

40-CP Access to Major Roads shall be limited to allow these streets to serve their primary function as carriers of through traffic.

41-CP When considering neighborhood and community design options, Major Roads shall be placed on the periphery of residential neighborhoods.

42-CP When feasible alternatives exist, it shall be the policy of the County to avoid directing additional traffic to streets which cross residential neighborhoods.

43-CP Potential impacts of development on schools, parks and recreation areas shall be considered. Mitigation measures such as creation of a landscape corridor when passing through a park, provision of landscaped buffer zones when adjacent to schools, or potential re-routing of planned improvements shall be incorporated in future roadway planning.

16-CO Avoidance of social and environmental impacts associated with road improvement projects.

44-CP Project-specific environmental reviews shall include alternative roadway alignments that reduce or avoid impacts to nearby residents and businesses.

45-CP State and federal relocation programs shall be used to assist eligible persons to relocate where project-specific reviews identify displacement or relocation impacts that are unavoidable. Construction schedules shall be prepared to allow adequate time for affected commercial and industrial businesses to find and relocate to adequate substitute sites.



Implementation Strategies

15-CI Maintain a development project review process which documents compliance with the adopted objectives and policies for quality of life.

Lead Agency: Planning Department

Priority: Ongoing

16-CI Identification and designation of truck routes in Yuba County which avoid adverse impacts on residential neighborhoods.

Lead Agencies: Public Works Department, Board of Supervisors

Priority: 2

Also see Implementation Strategy 1-CI

Bikeways, Trails and Pedestrians

6-CG Promote construction and use of bikeways and trails as an alternative to automobile use.

17-CO Identification and incorporation of bikeways into the circulation system where it is determined that non-automobile travel modes are appropriate.

46-CP The County shall recognize a system of on-road bikeways as shown in the adopted *Yuba-Sutter Bikeway Master Plan*.

47-CP County bicycle facilities shall be developed in coordination with State and city systems to provide an integrated countywide system.

48-CP Utilitarian and commuter bicycling facilities shall have higher priority than recreational facilities. Utilitarian



trips include those made to work, school, shopping, appointments and similar destinations.

- 49-CP Bikeways shall be constructed and marked in conformance with the latest standards adopted by Caltrans.
- 50-CP Cost effective measures to provide safe and convenient bicycling shall be emphasized in the bikeway facility planning process.
- 51-CP The needs of bicyclists shall be considered when new roads are constructed or existing roads are upgraded.
- 52-CP Secure bicycle parking shall be provided at or near public buildings, business districts, parks, playgrounds, shopping centers, schools, transit terminals, bus stops, and other bicycle traffic generators.
- 53-CP New bridge construction shall accommodate the needs of bicyclists where there is a potential demand.
- 54-CP In addition to facilities for bicycles, pedestrian and equestrian trails shall be incorporated into the circulation system in accordance with policies and implementation strategies set forth in the *Open Space and Conservation Elements*.
- 18-CO Provision for a variety of transportation modes in community and specific plans.
- 55-CP The County shall promote pedestrian-friendly neighborhood designs to enhance pedestrian movement between compatible land uses.
- 56-CP The County shall promote mixed use development projects which incorporate residential, commercial and



employment opportunities in a manner which reduces dependence on the private automobile.

- 57-CP The County shall require planned residential, commercial and industrial development projects to include bicycle and transit facilities in their plans, when feasible.
- 58-CP Rights-of-way on Collector Roads and Local/Residential Streets shall be adequate to provide bicycle lanes.
- 59-CP Trails or pathways shall be provided for bicycle and pedestrian use through cul-de-sac and loop streets where such access will encourage bicycle and pedestrian travel.
- 60-CP Sidewalks shall be provided along streets in all new developments within valley area Community Boundaries.
- 61-CP Parking near access points to trails shall be developed as funds become available.

Implementation Strategies

- 17-CI Adoption of the *Yuba-Sutter Bikeway Master Plan* and establishment of an ongoing bikeway and trail facility planning and development process under the auspices of an interested group such as the Trails Commission.

Lead Agencies: Planning Department, Public Works Department, Board of Supervisors

Priority: 2

- 18-CI Maintain a development project review process which documents compliance with the adopted objectives and policies for bikeways, trails and pedestrians.



Lead Agency: Planning Department

Priority: Ongoing

Also see Objective 39-OSCO

Trip Reduction

- 7-CG** Promote alternatives to single occupant automobile commuting, including para-transit, public transit and various forms of non-automotive travel, in order to reduce roadway congestion and enhance air quality.
- 19-CO** Identification of locations where alternatives to single occupant automobile commuting are feasible and appropriate, and inclusion of facilities for applicable transportation modes in area planning.
- 62-CP** The County shall consider the need for park-and-ride facilities and for facilities serving alternative transportation modes when evaluating development projects, and require construction of support facilities concurrent with development.
- 63-CP** The County shall consider the unmet transit needs of senior, disabled, minority, low-income and transit-dependent persons in making decisions regarding transit services.
- 64-CP** The County shall support paratransit and other forms of transportation service for those unable to use conventional transit service.
- 65-CP** The County shall examine the need for intermodal transfer facilities as the transportation system expands.



- 66-CP Transportation systems management programs that divert automobile trips to transit, bicycling and pedestrian trips shall be encouraged.
- 67-CP The County shall support the efforts of the Feather River Air Quality Management District to mitigate air quality impacts resulting from transportation facilities.
- 20-CO Identification and utilization of mechanisms to promote and fund the use of alternatives to single occupant automobile transportation.
- 68-CP The County shall review development project proposals in relation to the Trip Reduction Ordinance and incorporate performance standards for alternative transportation modes in development project approval.
- 69-CP When appropriate, proceeds from the County's Public Facilities Fee shall be used to provide facilities for alternative transportation.
- 70-CP When required to reduce roadway congestion and air quality impacts, development projects shall provide the necessary infrastructure to support alternative modes of transportation, including provision for park-and-ride lots.
- 71-CP The County shall work with transit providers to plan and implement additional transit services that are cost-effective and responsive to growth patterns and existing and future demand.

Implementation Strategies

- 19-CI Development and adoption of a master plan for park-and-ride lots.



Lead Agencies: Public Works Department, Planning Commission,
Board of Supervisors

Priority: 2

20-CI Maintenance of a staff position responsible for assuring that the needs of the various groups of transportation users are being satisfied.

Lead Agency: Public Works Department

Priority: 1

21-CI Maintenance of a development project review process which recognizes the need to consider trip reduction techniques when reviewing development projects.

Lead Agency: Planning Department

Priority: Ongoing

Also see Implementation Strategy 4-CI.

Waterways

8-CG Provide for public access to waterways.

21-CO Creation of an inventory of existing public access locations and programs for acquiring additional access as identified in the *General Plan*.

72-CP The County shall maintain an inventory of all waterway public access points and shall determine the available programs and sources of funding for acquiring additional access.

73-CP The *Open Space and Conservation Elements* shall identify or provide a process for identifying any additional points



of waterway access that should be acquired on behalf of the public.

Implementation Strategy

22-CI Preparation and maintenance of an inventory of public access to waterways and funding sources potentially available to assist with future acquisitions.

Lead Agency: Planning Department

Priority: 2

Development Patterns

9-CG Promote development patterns which reduce automobile trips, including out-of-county commutes, in order to reduce traffic congestion and improve air quality.

22-CO Development, to the extent feasible, of a balanced *General Plan* which accounts for a reasonable level of local and regional jobs/housing balance.

74-CP As specific or community plans are revised or formulated, the County shall strive to integrate employment centers into those plans.

75-CP All proposed development projects with a buildout population greater than 5,000 persons shall designate employment centers consistent with the policies of the *General Plan*.

76-CP Large residential development projects shall be phased or timed to occur concurrently with development that will provide employment in the county.



- 77-CP Industrial and business park development projects shall be encouraged to locate along major transportation corridors.
- 78-CP Consideration of new technologies in conjunction with new development projects, including telecommuting and alternative-fuel vehicles, shall be encouraged.
- 23-CO Inclusion of a mixture of residential, employment and commercial land uses in community and specific plans and development projects.
- 79-CP The County shall utilize the specific plan process to encourage mixed use development projects.
- 80-CP Job generating opportunities shall be identified and incorporated into specific and community plans.
- 81-CP New development projects shall be designed to discourage concentration of traffic at a few intersections. Multiple points of access shall be provided whenever feasible.

Implementation Strategies

- 23-CI Integration of *General Plan* policies pertaining to job generating activities into all future specific and community plans.

Lead Agency: Planning Department, Planning Commission,
Board of Supervisors

Priority: Ongoing

- 24-CI Maintain an application review process which documents compliance with the adopted objectives and policies pertaining to development patterns.



Lead Agency: Planning Department

Priority: Ongoing

Air and Rail Service

10-CG Preserve and enhance air and rail service within the county.

24-CO Development of appropriate service level standards for air and rail, and programs to achieve those standards.

82-CP An air service level standard is hereby established which recognizes at a minimum the continued operation of Yuba County Airport as a general aviation airport accessible to multi engine, small jet and rotorcraft aircraft.

83-CP The County shall limit development within the 65 CNEL noise contour line for Yuba County Airport to development projects which are compatible with airport operations.

84-CP The County shall coordinate all development projects impacting airports with the Airport Land Use Commission (ALUC) and shall facilitate the adoption and maintenance of Comprehensive Land Use Plans (CLUPs) by the ALUC for County airports.

85-CP The County shall continue to protect and promote full use of Yuba County Airport as a general aviation facility and shall encourage return of commuter air carrier traffic as population and the economy grow.

86-CP The County shall periodically update the *Yuba County Airport Master Plan* and shall consider the feasibility of air cargo transport in future updates.



- 87-CP The County shall continue to recognize the role Brownsville Aero Pines Airport plays as a general aviation airport.
- 88-CP A rail service standard is hereby established which recognizes at a minimum the continued operation of AMTRAK on the Southern Pacific Railroad line through Yuba County, and the continuation of freight service in Yuba County on the Southern Pacific and Union Pacific lines.
- 89-CP The County shall recognize the importance of heavy and light rail in the mix of available transportation options as the County continues to grow.
- 90-CP Rail freight services shall be integrated into regional transportation and economic development planning whenever feasible.
- 91-CP As population increases, the County shall support the development of multimodal transportation centers which integrate heavy rail, light rail and bus services.
- 25-CO Identification and preservation of potential rail transit corridors.
- 92-CP Rail corridors shall be viewed as opportunities for the facilitation of heavy and light rail transit, and shall be reserved for that purpose whenever feasible.
- 93-CP The County shall determine the value of existing and abandoned rail corridors for transit during the consideration of development projects.
- 94-CP Adequate setbacks, greenbelts, and other forms of visual and noise buffers shall be included in all development project plans containing or adjacent to rail lines.



- 95-CP Major development projects shall be planned so as not to foreclose the option to integrate rail transit into such developments.
- 96-CP The County shall promote regional coordination efforts to assure that land use and transportation plans are integrated with use of rail.

Implementation Strategies

- 25-CI Incorporation of the above objectives and policies in specific and community planning programs and during development project review.

Lead Agency: Planning Department

Priority: Ongoing

- 26-CI Participation through SACOG in regional transportation planning and implementation.

Lead Agency: Board of Supervisors

Priority: 1

- 27-CI Provision of sufficient funds and staff support to update the *Yuba County Airport Master Plan* once every five years.

Lead Agencies: Board of Supervisors, Airport Land Use Commission

Priority: 1



Economic Development

- 11-CG** **Assure that potential circulation system changes enhance rather than detract from the County's economic development objectives and strategies.**
- 26-CO** **Circulation system planning decisions that enhance Objective 41-LUO.**
- 97-CP** **When circulation system changes and improvements are proposed, the County shall examine the economic development opportunities and disadvantages that may be associated with such changes and improvements, and shall strive to enhance economic development through such decisions whenever feasible.**
- 98-CP** **When correcting circulation problems, the County shall assure that economic development objectives are considered as well as circulation improvement objectives.**

Implementation Strategy

- 28-CI** **Coordination of circulation system changes and improvements with the comprehensive economic development plan described under Implementation Strategy 31-LUI.**

Lead Agencies: **Public Works Department, Board of Supervisors**

Priority: **Ongoing**



Section Seven

Open Space and Conservation Element



SECTION 7

OPEN SPACE AND CONSERVATION ELEMENTS

7.0 INTRODUCTION

The *Open Space and Conservation Elements* are combined and presented in this section. Government Code Section 65560 *et seq.*, outlines the relevant issues to be addressed in an open space element including, but not limited to, open space for the preservation of natural resources, managed production of resources, recreational use, and public health and safety. Government Code Section 65302(d) mandates that a conservation element address the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. Other issues may be addressed as deemed appropriate by the local jurisdiction including, but not limited to: the reclamation of land and waters; prevention, control and correction of erosion; flood control; prevention and control of the pollution of streams and other waters; and protection of watersheds.

The goals and policies contained in this section will be used in conjunction with goals and policies set forth in other elements of the *General Plan*. As previously stated, by definition, a "goal" will express, in general terms, community values which set a direction or ideal future end, condition or state. An "objective" represents a specific end condition which is viewed as an intermediate step toward attainment of a goal. The "policies" will be specific statements to be used in guiding decision making, based on general plan goals and objectives. "Implementation strategies" are those measures or programs which carry out the general plan policies. Priorities have been established for implementation strategies and lead agencies responsible for implementing the actions have been identified.

The statement identification system is the same as that outlined in Section 5.0 of this document. For goals (G), objectives (O), policies (P), and implementation strategies (I) set forth in the *Open Space and Conservation Elements*, the abbreviation "OSC" is used.



7.1 DEFINITIONS

The following definitions are provided as background for the *Open Space and Conservation Elements*:

Best Management Practices: A program which prevents, removes or controls pollution from stormwater runoff utilizing the most effective and best technique available.

Best Available Mitigation Measures: The most effective measures currently available for controlling air pollutants from stationary sources as determined by the local air quality management district.

Blueline Streamcourses: Waterways shown on the United States Geological Survey 7.5 minute topographic maps with solid blue or dashed blue lines.

Conservation: The management of natural resources to prevent waste, destruction, or neglect.

Habitat: The natural environment of a plant or animal.

Important Farmland: Those lands identified on the Important Farmland Series Maps drafted by the U.S. Department of Agriculture Soil Conservation Service (now Natural Resources Conservation Service), modified by the California Department of Conservation and defined as follows:

- **Prime Farmland:** Land with the best combination of physical and chemical characteristics for the production of agricultural crops.
- **Farmland of Statewide Importance:** Land, other than "Prime Farmland", with a good combination of physical and chemical characteristics for the production of agricultural crops.
- **Unique Farmland:** Land which does not meet the criteria for "Prime Farmland" or "Farmland of Statewide Importance" that is currently used for the production of high economic value crops such as oranges, olives, avocados, rice, grapes and cut flowers. The California



Department of Conservation maintains a current list of Unique Farmland Crops.

- **Farmland of Local Importance:** Land, other than the above defined farmland types, of importance to the local agricultural economy, as determined by the Yuba County Board of Supervisors.

Land Capability Classification (Natural Resources Conservation Service): A grouping of soils into classes (I-VIII), subclasses, and units according to their suitability for agricultural use, based on soil characteristics and climatic conditions. Class I soils have few limitations that restrict their use. Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Minerals: Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum (Public Resources Code Section 2005). Gold, sand, gravel, clay, crushed stone, limestone, diatomite, salt, borate, potash, etc., are examples of minerals.

Non-Renewable Natural Resources: Inanimate resources that do not increase significantly with time and whose use diminishes the total stock (e.g., minerals, fossil fuels and fossil water).

100-year Floodplain: Area that has a one percent chance of being flooded in any given year. Over the long term, the area will be covered with flood waters on an average of once every 100 years.

Onsite Wastewater Disposal Zone: A "district" created in accordance with State law which provides for structured oversight and maintenance of individual onsite septic disposal systems.

Open Space Land: As defined in Section 65560(b) of the Government Code, "open space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use such as:



- Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecological and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks or rivers and streams, and watershed lands.
- Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- Open space for public health and safety, including but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, floodplains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

Public Trust: A sovereign public property right held by the State of California or its delegated trustee for the benefit of all the people.

Renewable Natural Resources: Resources that can be replaced by natural ecological cycles or sound management practices (e.g., forests and plants).



Rice Herbicide Action Plan: A plan developed through the California Department of Agriculture in cooperation with local rice growers and Agricultural Commissioners to control the runoff of toxic pesticides to surface waters when dewatering rice fields.

Riparian Habitat: The land and plants bordering a watercourse or lake.

Scarce Natural Resource: Any resource viewed by trustee agencies or the public-at-large as threatened, endangered or rare.

Septic Tank Effluent Pumping Systems: An intermediate sewage collection and treatment system which utilizes onsite septic systems in conjunction with small diameter effluent collection lines which transmit septic effluent to a central place for treatment.

State Responsibility Areas: Areas of the State where the responsibility for prevention and suppression of nonstructural fires is a State responsibility and under the jurisdiction of the State Board of Forestry.

Timber: "...[T]rees of any species maintained for eventual harvest for forest products purposes, whether planted or of natural growth, standing or down, on privately or publicly owned land, including Christmas trees, but...not...nursery stock" (Government Code Section 51104(e)).

Timberland Production Zone (TPZ): An area which has been zoned pursuant to Government Code Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

Watershed: The total area above a given point on a watercourse that contributes water to the flow of the watercourse; the entire region drained by a watercourse.

Wetlands: Areas that are permanently wet or periodically covered with shallow water, such as saltwater and freshwater marshes, open or closed brackish marshes, swamps, mud flats, and vernal pools.



7.2 OPEN SPACE DIAGRAM

The *Open Space Diagram* (Figure 7-1, inserted separately at the back of this document) depicts a variety of open space features which are of importance in Yuba County during the planning period. Included are designations for agricultural and timber lands, water features, mineral resource lands, and recreation and wildlife areas. These designations are consistent with and assist in the application of the goals, objectives, policies and implementation strategies set forth in Section 7.3 of this document. The *Open Space Diagram* is also consistent with the *Land Use Diagram* described in Section 5.2 of this document, and is intended to strengthen and elaborate upon policies and implementation strategies set forth in the *Land Use Element*. For areas within Community Boundaries, the reader should also refer to open space features described in the relevant specific and community plans.

7.3 OPEN SPACE DIAGRAM DESIGNATIONS

The following paragraphs define the various designations utilized on the *Open Space Diagram* (Figure 7-1)

7.3.1 Beale Air Force Base

The Beale Air Force Base classification identifies the area within the boundaries of Beale Air Force Base.

7.3.2 Community Boundaries

Community boundaries are boundaries that identify existing communities, future growth areas and areas suitable for peripheral expansion; that serve as boundaries between higher density urban development and areas suitable for rural residential, agricultural and open space uses in the valley; that serve as boundaries between Agriculture/Rural Residential development and Foothill Agriculture/Timber/Forest uses in the foothills and mountains; that identify areas where urban services are available or will become available; and that identify planning and future growth areas around incorporated cities.



7.3.3 Foothill Agriculture

The Foothill Agriculture classification is used to preserve foothill areas of the county located outside of established community boundaries by providing for areas of intensive and extensive agricultural uses; to protect grazing land; to identify and conserve areas of open space, recreation, scenic, natural and historic value; for lake recreation areas; to protect timber and forest lands; and to promote and encourage the use of forest lands for multiple purposes such as preservation of wildlife, hunting, hiking, or other compatible uses. Residential development is permitted for single family dwellings, clustered housing projects, caretakers/employee housing, and farmworker housing.

7.3.4 Mineral Resource

The Mineral Resource classification identifies lands with known mineral resources; protects known mineral resources from land uses that would preclude or inhibit timely mineral extraction; and provides for the exploration and extraction of mineral resources. Limited residential development is permitted as an incidental use.

7.3.5 Timber/Forest

The Timber/Forest classification is used to identify, protect and preserve timberlands and forested areas of Yuba County for the production of timber, recreational opportunities, watershed protection and maintenance of fisheries and wildlife; to protect and preserve the forest resources and timberlands from encroachment of unrelated uses; to identify privately held parcels within the county that are subject to the Z'berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976; areas having open space value as primitive or natural areas, including national forest and park lands; areas in public ownership which are reserved for wilderness use, as a nature preserve, and lake recreation; and open space areas within conservation easements. Limited residential development is permitted as an incidental use.



7.3.6 Valley Agriculture

The Valley Agriculture classification is used to identify areas on the valley floor outside of community boundaries which are suitable for commercial agriculture and where it is desirable to retain agriculture as the primary land use; to protect the agricultural community from encroachments of unrelated agricultural uses which, by their nature, would be injurious to the physical and economic well-being of the agricultural community; and to encourage the preservation of agricultural land, both productive and potentially productive, which is identified as State-designated Important Farmlands and/or Class I and II soils by the U.S. Soil Conservation Service (SCS). Limited residential development is permitted as an incidental use.

7.3.7 Water Features

The Water Features classification identifies significant bodies of water, rivers and streamcourse, including navigable waterways, other natural waterways, and publicly accessible lakes. Public access to the shoreline of navigable waterways, and publicly accessible lakes. Public access to the shoreline of navigable waterways and lakes for active or passive public recreation purposes is encouraged.

7.3.8 Wildlife Areas

The Wildlife Areas classification recognizes, retains and protects from incompatible development lands in public ownership which have been acquired for the benefit of wildlife.

7.3.9 Yuba River Recreation and Wildlife Enhancement Area

The Yuba River Recreation and Wildlife Enhancement Area classification identifies an area along that portion of the Yuba River situated between Park's Bar Road and the City of Marysville that is to be protected from encroachments incompatible with recreational and wildlife uses; that is suitable for recreational uses, including camping, fishing, hiking, bike riding, equestrian use and river rafting; and will also serve as a connection between wildlife preserves and parklands.



7.4 GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION STRATEGIES

Utilization of Natural Resources

1-OSCG **Preserve scarce natural resources and achieve a balance between conservation and utilization of other natural resources in order to meet the economic, physical and social needs of the county.**

1-OSCO Maintenance of a current inventory of identified scarce natural resources.

1-OSCP The data base established in the *Environmental Setting and Background Document* (Volume I) shall be routinely updated and reprinted.

2-OSCP A clearinghouse function for natural resource related data shall be established within the Planning Department.

2-OSCO Avoidance of land use and planning decisions adversely impacting scarce natural resources.

3-OSCP Prior to final action on any development project, the project shall be carefully reviewed against available information for impact on any identified scarce natural resource, including productive agricultural land, mineral deposits, woodlands and watershed lands.

4-OSCP When considering development project proposals, the County shall utilize the data base and policy guidance provided by this *General Plan* to assure that scarce natural resources are appropriately protected.



- 5-OSCP Where scarce natural resources are known to exist but data as to their extent and significance is not available, the County shall require appropriate studies to ascertain the impact to such resources from proposed development projects.
- 3-OSCO Regulated extraction and harvesting of natural resources appropriate for consumptive use, in accordance with State regulation and any local programs for resource evaluation and management.
- 6-OSCP Regulated extraction of mineral deposits within the county shall be encouraged consistent with a multiple use of land resources philosophy.
- 7-OSCP Surface mining as well as other forms of mining shall be carried out in strict compliance with the established environmental protection regulations and policies of the County and other responsible agencies.
- 8-OSCP Regulations governing the manner in which mining activities are sited and conducted and which are consistent with the Surface Mining and Reclamation Act of 1977 (SMARA), as amended, shall be maintained by the County.
- 9-OSCP Pursuant to the State Board of Forestry's resolution for addressing impacts on oak woodlands, the County adopts this *General Plan* as its local guidelines to manage the removal of firewood and other wood products from oak woodlands.
- 10-OSCP Timber harvesting shall be viewed as an appropriate land use in all areas designated Foothill Agriculture and Timber/Forest.



- 11-OSCP Hunting and fishing opportunities that are consistent with the public health and safety and State fish and game laws shall be encouraged, including private hunting and fishing clubs.
- 4-OSCO Protection of known mineral resources from land uses which would preclude or inhibit timely mineral extraction.
- 12-OSCP The State Department of Conservation, Division of Mines and Geology shall be requested and encouraged to complete its study of all lands in Yuba County that potentially contain minerals of statewide significance.
- 13-OSCP Lands designated MRZ-2 on Figure 2-12 of Volume I of this *General Plan* shall be protected from preclusive and incompatible land uses so that the mineral resources within these lands are available when needed.
- 14-OSCP The County shall maintain a consumer disclosure ordinance which requires notice to prospective purchasers of land in mining areas of the various land use related issues associated with residential use or construction in proximity to mining operations.
- 5-OSCO Orderly extraction of minerals and subsequent reclamation of mined areas.
- 15-OSCP The County shall enforce and comply with the provisions of SMARA as amended and shall maintain local regulations which are consistent with the Act.
- 16-OSCP Yuba County shall encourage adequate supplies of mineral commodities to be developed under a diversity of ownership to protect the consumer against the effects of restricted competition.



17-OSCP Surface mining within lands classified MRZ-2 shall be controlled to assure that:

- Adverse environmental effects are prevented or minimized, and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative uses.
- The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, aesthetic enjoyment and other environmental factors.
- Residual hazards to the public health and safety are eliminated.

18-OSCP Plans for future use of mined lands shall be included as a part of mining permits, and guaranteed by reasonable bonds, so that beneficial public and private uses of the mined site may be assured upon termination of mining operations.

19-OSCP Surface mining may be permitted or conditionally permitted on land which is identified as Mineral Resource, provided a Reclamation Plan in accordance with SMARA is first approved, and the extraction is compatible and in harmony with other existing and planned land uses on or around the subject property.

20-OSCP Land which has an MRZ-2 classification shall be protected from development projects in order to permit extraction of the resource when mining technology becomes available in a manner compatible and in harmony with other existing and planned uses on and around the subject property.



6-OSCO Orderly harvesting of marketable timber accompanied by active reforestation programs.

21-OSCP Lands zoned Timberland Production Zone (TPZ) shall be protected and buffered from incompatible uses.

22-OSCP The right of landowners to harvest marketable timber shall be recognized and encouraged by the County, consistent with the regulations of the State Board of Forestry.

23-OSCP The County shall request and encourage the State Department of Forestry and Fire Protection and the U.S. Forest Service to assure that all lands on which timber harvesting is permitted will be actively reforested, consistent with sound forest management practices.

Implementation Strategies

1-OSCI Provide sufficient staff and budgetary resources to the Planning Department to permit the routine update of data contained in the *Environmental Setting and Background* Document (Volume I) and to permit the Department to perform a clearinghouse function for such data.

Lead Agencies: Board of Supervisors, County Administrator

Priority: 2

2-OSCI Maintain a development project review process which documents compliance with the various objectives and policies for utilization of natural resources.

Lead Agency: Planning Department

Priority: Ongoing



3-OSCI Update of local regulations from time-to-time to maintain consistency with SMARA.

Lead Agencies: Planning Department, Planning Commission, Board of Supervisors

Priority: Ongoing

4-OSCI Prepare and adopt an Aggregate Resource Management Plan to comprehensively address gravel extraction methods and reclamation.

Lead Agencies: Planning Department, Planning Commission, Board of Supervisors

Priority: 1

5-OSCI Maintain a review and comment procedure for timber harvest plans which may include referral to the County Planning Commission.

Lead Agencies: Planning Department, Agricultural Commissioner

Priority: Ongoing

Preservation of Natural Resources

2-OSCG Maintain and enhance natural resources, open space lands and the scenic beauty of Yuba County in order to protect the quality of the environment, the county's economy, and the health and well-being of present and future residents.

7-OSCO Full disclosure and consideration of impacts on natural resources, open space lands and scenic resources identified in this *General Plan*, when reviewing proposals for development or use of county lands.



- 24-OSCP The County shall fully comply with the provisions of the California Environmental Quality Act when reviewing development projects on private as well as public lands.
- 25-OSCP Any review process for development projects shall provide an opportunity for public review and input.
- 8-OSCO Land use planning decisions which minimize impacts on natural resources, open space lands and scenic resources, and mitigation for those impacts which are unavoidable.
- 26-OSCP All review processes for development projects shall document any impact to natural resources, open space lands and scenic resources as identified in Volume I of this *General Plan*.
- 27-OSCP Natural resource areas, open space lands and scenic resource areas, as identified by Volume I of this *General Plan*, shall be maintained in a manner that does not compromise their resource, open space and scenic values unless no other reasonable alternatives exist. Where impacts may occur, mitigation shall be provided which fully compensates for the identified impacts.
- 28-OSCP The visibility of potential structures and their relationship to surrounding properties shall be considered when designing and reviewing proposed subdivisions.
- 29-OSCP Structures shall be designed and sited in foothill and mountain areas in a manner that reduces or eliminates silhouettes against the sky along ridgelines or hilltops and fits the natural terrain.



- 30-OSCP Foothill and mountain development projects shall be designed to preserve the existing rural character, including maintenance of natural vegetation and terrain, and a limitation on improvements, such as sidewalks and lighting, that may detract from rural character.
- 9-OSCO Preservation of important open space lands and scenic views, and creation of new open space opportunities in conjunction with development projects.
- 31-OSCP Important open space lands and scenic views shall be appropriately zoned in order to protect their open space and scenic values.
- 32-OSCP Development projects on slopes in excess of 25 percent shall be discouraged, except for clustered projects in the foothill and mountain areas. Those projects constructed on 25 percent slopes or greater must be in conformance with Policy 204-LUP.
- 33-OSCP The County shall examine whether certain open space lands and scenic views now in private ownership may be more appropriately held by the public.
- 34-OSCP The scenic qualities of the county's roads and highways shall be carefully protected through adoption of adequate controls over the placement and appearance of outdoor advertising structures, and outdoor storage and parking areas.
- 35-OSCP Landforms shall be recontoured where affected by roadway construction to provide a smooth and gradual transition between modified landforms and existing grade.



- 36-OSCP Planned highway corridors in largely undisturbed viewsheds shall be considered for State or County Scenic Highway designation in advance of construction. Potentially eligible new corridors include the State Highway 70/Marysville Bypass, State Highway 70/Marysville Bypass to Butte County line, and State Highway 49.
- 37-OSCP Where opportunities exist to preserve open space lands in conjunction with new development projects and to open lands to greater public access, the County shall explore mechanisms to facilitate preservation and access, including clustering and alternative forms of open space ownership.
- 38-OSCP Any development projects occurring along the shoreline of navigable waterways (Yuba and Feather Rivers) or publicly accessible lakes shall provide public access to and along the shoreline of the waterways.
- 39-OSCP Where marinas are proposed along the shoreline of navigable waterways, such development projects shall be carefully coordinated with the State Lands Commission to assure that the public trust goals of that agency are accommodated.

Implementation Strategies

- 6-OSCI Maintain a development project review process which documents compliance with the various objectives and policies for preservation of natural resources.

Lead Agency: Planning Department

Priority: Ongoing



- 7-OSCI** Formation of a committee of local citizens with an interest in open space and scenic view preservation with a specific charge to identify unique sites for potential acquisition along with funding mechanisms for their purchase. This may be the same committee identified to oversee the development of a plan for the Yuba River (see 3-OSCG). This same committee should pursue designation of State Highway 49 and portions of State Highway 70 as State Scenic Highways.

Lead Agency: Board of Supervisors, Planning Department

Priority: 2

- 8-OSCI** Review of the County's *Zoning Ordinance* and amendment if it is determined that additional controls over the placement and appearance of outdoor advertising structures, outdoor storage and parking areas is necessary.

Lead Agency: Planning Department

Priority: 2

Yuba River Restoration and Enhancement

- 3-OSCG** Restore and enhance the Yuba River corridor for recreation and wildlife.

- 10-OSCO** Development and implementation of a comprehensive Recreation and Wildlife Enhancement Plan for that portion of the Yuba River situated between Park's Bar Road and the City of Marysville within five years.



- 40-OSCP The County shall protect lands along the Yuba River from encroachments incompatible with recreational and wildlife uses through zoning and other land use controls while the Recreation and Wildlife Enhancement Plan is in preparation.
- 41-OSCP The County shall support and assist in the preparation of a Recreation and Wildlife Enhancement Plan for the Yuba River.
- 42-OSCP Development of the Recreation and Wildlife Enhancement Plan shall be coordinated with the City of Marysville, local citizen groups, the Bureau of Land Management, the Yuba County Water Agency, and local mining companies.
- 43-OSCP A committee to oversee the formulation of the Plan shall be appointed by the Board of Supervisors. The committee shall be responsible for actively soliciting financial support from government and private sources for Plan preparation and implementation.
- 44-OSCP The Plan shall contain a strong recreational element including opportunities for camping, fishing and river rafting.

Implementation Strategy

- 9-OSCI Appointment of a staff person to coordinate and oversee efforts to protect and create a Recreation and Wildlife Enhancement Plan for the Yuba River.

Lead Agency: Board of Supervisors

Priority: 1



Watershed Protection

4-OSCG **Conserve and protect the Yuba County watershed while providing for timber production, agricultural uses and land development opportunities.**

11-OSCO Application of zoning to watershed lands which contains standards for watershed protection.

45-OSCP Proposed developments in watershed lands identified in Volume I of this *General Plan* shall comply with streambed alteration and watershed protection regulations as administered by the California Department of Fish and Game and regulations adopted by the Environmental Health Department.

46-OSCP The *County Zoning Ordinance* shall be reviewed and amended where appropriate to assure that adequate watershed protection standards have been adopted.

12-OSCO Minimal erosion during the land development process and resource production.

47-OSCP The County shall maintain and apply standards for the control of erosion to development projects and resource production activities.

48-OSCP The County shall require drainage and erosion control plans in conjunction with all development projects on slopes exceeding 5 percent or where other features are present that may pose an erosion hazard.

49-OSCP Standards for erosion control shall describe a program for monitoring to assure that erosion control measures are complied with and that corrective measures are taken when needed.



- 13-OSCO Imposition of runoff controls in conjunction with development projects and resource production which employ best management practices to limit toxics and nutrients entering waterways.
- 50-OSCP The County shall enforce the requirements of the National Pollutant Discharge Elimination System (NPDES) Program when reviewing permits for development projects and resource extraction related projects.
- 51-OSCP Education programs which increase public awareness of the proper disposal of hazardous wastes shall be supported by the County in an effort to protect groundwater quality.
- 52-OSCP The *Rice Herbicide Action Plan* and other agricultural practices which reduce the threat of surface water pollution from agricultural chemical use shall be supported and encouraged by the County.
- 53-OSCP Natural stormwater drainage features shall be preserved and utilized as a part of site drainage whenever feasible.
- 54-OSCP The County shall encourage the use of features such as artificial wetlands, sedimentation basins and oil/grit separators to improve the quality of stormwater runoff.
- 55-OSCP Project designs that minimize offsite drainage, impervious surfaces and retain to the extent feasible natural drainage conditions shall be encouraged.
- 56-OSCP When deemed necessary by the Public Works Director, detention/retention ponds shall be required onsite in conjunction with new development and resource production activities.



- 57-OSCP Direct discharge of wastewater treatment plant effluent to streamcourses shall be carefully monitored and replaced with land application or reuse where ongoing problems with water quality are documented.
- 14-OSCO Management of the land development process and resource production in a manner which protects groundwater resources.
- 58-OSCP Groundwater recharge areas as described in Volume I of this *General Plan* shall be protected from overcovering and contamination through careful regulation of the type of development which occurs within these areas.
- 59-OSCP Uses with the potential to accidentally discharge harmful groundwater pollutants shall be prohibited unless appropriate mitigation measures have been incorporated into the operation of such uses.
- 60-OSCP Structural coverage and impervious surfaces within areas of high groundwater recharge shall be limited through application of zoning that recognizes the importance of this feature.
- 61-OSCP The County shall assure that all abandoned wells within areas proposed for development projects are properly destroyed and sealed.
- 62-OSCP The County shall encourage the use of surface water supplies for new development as an alternative to groundwater use whenever feasible.
- 15-OSCO Identification and removal of hazardous materials seepage sources.
- 63-OSCP An inventory of uses which handle or utilize toxic materials in their processing operations shall be maintained by the County.



64-OSCP An active remediation program shall be maintained for known contaminated sites in the county.

16-OSCO Elimination of septic disposal systems within the watershed in areas where groundwater quality may be impaired.

65-OSCP Onsite sewage disposal systems shall be discouraged in areas with high groundwater recharge potential and existing concentrations of septic tanks in such areas shall be eliminated through construction of community sewage treatment and disposal systems.

66-OSCP Where groundwater contamination from septic disposal systems has been documented, no additional septic disposal systems shall be installed unless they have been fully engineered to the satisfaction of the Environmental Health Department.

67-OSCP To reduce wastewater discharge from septic systems and promote efficient use of water, the County shall encourage water use efficient designs in new construction and promote retrofitting of existing uses with water-conserving devices.

68-OSCP The County shall consider formation of onsite wastewater disposal zones or similar mechanisms to assure that septic systems are properly functioning and maintained.

69-OSCP Septic tank effluent pumping (STEP) systems shall be considered as an alternative to elimination of septic disposal systems in areas where such intermediate systems may be physically and economically feasible.



Implementation Strategies

10-OSCI Maintenance of standards for erosion control consistent with this *General Plan*.

Lead Agency: Public Works Department

Priority: Ongoing

11-OSCI Coordination with the Regional Water Quality Control Board in the monitoring and correction of wastewater treatment plant discharges to surface waters.

Lead Agency: Environmental Health Department

Priority: 1

12-OSCI Incorporation by reference of the adopted *Yuba County Hazardous Waste Management Plan* into this *General Plan*.

Lead Agency: Planning Department

Priority: 1

13-OSCI Maintenance of standards for alternative septic system disposal systems.

Lead Agency: Environmental Health Department

Priority: 1



- 14-OSCI** Utilize the most recent *Uniform Plumbing Code* standards for water efficient appliances in new construction and establish an information program for ongoing retrofitting of existing uses.

Lead Agency: Planning Department

Priority: 1

- 15-OSCI** Create a legal framework for creation of onsite wastewater disposal zones and STEP systems utilizing a County service area(s) in watershed protection areas and areas where high groundwater recharge potential exists.

Lead Agencies: Environmental Health Department,
Board of Supervisors

Priority: 2

Vegetation and Wildlife Protection

- 5-OSCG** Protect lands of unique value to plants, fisheries, waterfowl and other forms of animal life.

- 17-OSCO** No net loss of wetland and riparian habitat.

- 70-OSCP** New development projects shall be required to fully mitigate loss of wetlands through any combination of avoidance, minimization, or compensation, including use of a mitigation banking program. Mitigation shall be coordinated with the State Department of Fish and Game, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service.

- 71-OSCP** New development projects shall be directed away from naturally occurring wetland and riparian areas to the extent such policy is consistent with the concept of compact and contiguous development.



- 72-OSCP Stormwater discharges from urban and developing areas shall be controlled and regulated to not adversely affect naturally occurring wetland and riparian areas.
- 73-OSCP Setbacks ranging from 50 to 150 feet shall be required from the edge of all wetland and riparian areas that are to remain after development. The depth of the setback shall be determined based upon site specific conditions and consultations with the State Department of Fish and Game, the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service. In the case of vernal pool wetlands, sufficient area shall be preserved to maintain the hydrologic integrity of each vernal pool to be preserved.
- 18-OSCO Maintenance of adequate setbacks for development along "blue-line" streamcourses as identified on United States Geological Survey topographic maps for Yuba County.
- 74-OSCP As part of the County's review of development projects, a setback of 50 to 150 feet from the bank of all streamcourses shall be required as a condition of project approval. The depth of the setback shall be determined based upon site specific conditions and consultations with the State Department of Fish and Game. Where streamcourses are contained within levees as in the case of the Bear, Feather and Yuba rivers, setbacks shall be measured from the outside toe of the levee.
- 75-OSCP Roadways and trails shall be routed to minimize impacts to streamcourses and any associated wetlands.
- 19-OSCO Retention and protection from incompatible uses of existing designated wildlife areas.



- 76-OSCP The following designated wildlife areas shall be recognized by the County and protected from incompatible development projects:
- Spenceville Wildlife and Recreation Area
 - Marysville Wildlife Area
 - Feather River Wildlife Area
 - Daugherty Hill Wildlife Area
 - Starbend Fishing Access
- 77-OSCP Areas adjacent to wildlife areas shall be maintained in low intensity uses including agriculture, open space and rural residential.
- 78-OSCP All proposals for development projects in proximity to wildlife areas shall be referred to the State Department of Fish and Game for comment.
- 20-OSCO Retention and protection of "District 10" waterfowl habitat areas.
- 79-OSCP The County shall zone ricelands located north of the City of Marysville for agricultural use in order to promote their retention for agriculture, waterfowl habitat and waterfowl hunting clubs.
- 80-OSCP The County shall cooperate with the Central Valley Habitat Joint Venture in the preservation of District 10 waterfowl habitat.



- 81-OSCP The creation of voluntary conservation easements for preservation of waterfowl habitat within District 10 shall be encouraged.
- 82-OSCP Waterfowl hunting clubs shall be viewed by the County as compatible with District 10 agriculture and shall be afforded protection from encroachment by incompatible uses.
- 83-OSCP The County shall support the continuation of an adequate supply of water to District 10 for agriculture and waterfowl habitat purposes.
- 21-OSCO Identification and protection of remaining areas containing habitat suitable for threatened, endangered or special status species.
- 84-OSCP Known habitat areas for threatened, endangered or special status species such as Swainson's hawk, tri-colored blackbird, giant garter snake, California hibiscus and others shall be mapped by the County and added to Volume I of this *General Plan* as information becomes available, and referenced when reviewing development projects.
- 85-OSCP The retention and enhancement of important habitat by preserving large areas or systems which will benefit a variety of species or resources, rather than focusing on individual species, resources or properties shall be encouraged by the County.
- 86-OSCP The County shall encourage the preservation of areas of natural vegetation that may also contain threatened, endangered or special status species, including oak woodlands, riparian areas, marshland, and vernal pools.



- 87-OSCP Coordination with State and federal agencies and private preservation/conservation groups shall be encouraged and maintained in an effort to preserve habitat and protect rare, endangered, threatened and special concern species; to ensure consistency in efforts; and to promote joint planning and development of areas to be preserved.
- 88-OSCP Where a significant natural area containing threatened and endangered species has been identified through appropriate biological studies, the County shall encourage its acquisition by private conservation groups or interested public agencies.
- 89-OSCP When habitat for threatened, endangered or special status species is believed to be present, the County shall require biological studies conducted by qualified persons within the appropriate season prior to action on development projects.
- 90-OSCP Where biological studies or other environmental documents propose mitigation measures, such measures shall be incorporated into development project design whenever feasible.
- 91-OSCP Where a "take" of threatened, endangered or candidate species is likely, the County shall comply with the requirements of the State and Federal Endangered Species Acts.
- 92-OSCP The County shall consider the preparation of habitat conservation plans and habitat management plans in accordance with Section 10 of the Federal Endangered Species Act and State Fish and Game Code Section 2081 when a "take" may occur. Any plan prepared should benefit a variety of species rather than focusing on a single species.



- 93-OSCP The County shall participate in and monitor the activities of the Sacramento Valley "bioregion" regional council created by State and federal management agencies.
- 94-OSCP The anadromous fishery occurring within the streams of Yuba County shall be afforded the same protection from the adverse effects of development as terrestrial species.
- 22-OSCO Protection of migratory deer corridors in mountains and foothills when considering proposals for development projects.
- 95-OSCP Critical habitat and foraging areas, migratory routes and wildlife travel corridors identified by the State Department of Fish and Game shall be protected to the extent practical in an effort to sustain local and migratory deer herd populations.
- 96-OSCP Development projects in identified winter deer range areas shall be regulated to facilitate the survival of deer herds.
- 97-OSCP Community Boundaries shall be used in foothill and mountain areas as a means to protect deer winter range by containing development projects within specified areas.
- 98-OSCP Within designated winter and critical winter range of the Mooretown and Downieville deer herds, clustered development projects may occur pursuant to Policies 16-LUP through 21-LUP. Future land divisions that do not provide permanent open space shall meet the minimum lot size standards for winter deer range (20 acres in winter range and 40 acre minimum in critical winter range) as specified by the California Department of Fish and Game; the County may allow for a minimum parcel size of 5 acres within these areas provided findings are



made to support the project based upon the following criteria:

- Topography (slope)
- Soils
- Road access, including onsite and offsite compliance with State of California *Fire Safety Regulations*
- Proof of water availability
- Surrounding land uses and parcel sizes
- Other relevant constraints

99-OSCP The importance of the retention of natural areas in maintaining adequate supplies of game shall be recognized by the County not only for habitat preservation, but also in terms of its importance to the local economy.

100-OSCP Where development projects are approved outside Community Boundaries and within winter deer range, appropriate mitigation shall be provided, including clustering of development in areas with lower habitat value, and include measures to permanently retain open space. The payment of fees for enhancement of remaining deer winter range shall only be applied to projects not providing permanent open space.

101-OSCP In areas identified as critical winter deer range, perimeter fencing for new development, including clustered development, shall be of a type recommended by the State Department of Fish and Game to allow the free passage of deer. Fencing for ongoing agricultural operations, including that which contains permanent open space in clustered projects, shall meet the standards necessary to contain livestock or protect agriculture, provided that findings can be made based



upon recommendations of the County Agricultural Commissioner, in consultation with appropriate agencies, that fencing restrictions would adversely impact an economically viable agricultural activity.

23-OSCO Creation of a habitat/wetland mitigation banking program utilizing a credit system consistent with State and federal programs.

102-OSCP The County shall commit sufficient staff and budgetary resources to establish a habitat/wetland mitigation banking program and to coordinate such efforts with State and federal wildlife agencies.

103-OSCP The County shall consider establishment of a habitat/wetland mitigation banking program jointly with an adjacent County.

24-OSCO Connection of wildlife preserves and parklands to wildlife/open space corridors, to the extent practicable.

104-OSCP The Yuba River Recreation and Wildlife Enhancement Plan shall include provisions for connection of wildlife preserves and parklands, including connections to the Spenceville Wildlife Management and Recreation Area and the UC Sierra Foothill Research and Extension Center.

105-OSCP The County shall consider the inclusion of wildlife corridors in the River Highlands Community Plan that would connect the various units of the Spenceville Wildlife Management and Recreation Area and the Yuba River.

106-OSCP The County shall encourage the retention of natural vegetation and open space areas along the Yuba, Bear and Feather rivers.



- 107-OSCP Wildlife corridors shall be retained in new development projects wherever practical and an effort shall be made to connect such corridors to provide continuous passageways for wildlife.

Implementation Strategies

- 16-OSCI Maintain a development project review process which documents compliance with the various objectives and policies for protection of vegetation and wildlife for each development project considered by the County.

Lead Agency: Planning Department

Priority: Ongoing

- 17-OSCI Assignment of a staff person to coordinate with State and federal agencies and conservation groups in efforts to preserve critical habitat.

Lead Agency: Board of Supervisors

Priority: 1

- 18-OSCI Assignment of a staff person to maintain maps of critical habitat areas.

Lead Agency: Board of Supervisors

Priority: 1

- 19-OSCI Development of waterway maintenance guidelines that assure that vegetation is not removed from waterways unnecessarily.

Lead Agency: Public Works Department

Priority: 2



- 20-OSCI** Review of present zoning to assure that it is consistent with retention of waterfowl habitat in District 10 and Policy 98-OSCP pertaining to density criteria within deer winter range and critical winter range in the foothill and mountain areas.

Lead Agency: Planning Department

Priority: 1

- 21-OSCI** Protection of present and future surface water supplies to District 10.

Lead Agency: Yuba County Water Agency

Priority: Ongoing

- 22-OSCI** Adopt a Clustered Development Ordinance that makes provisions for Residential Open Space Projects and Planned Unit Developments to provide for clustering residential development in foothill and mountain areas.

Lead Agencies: Planning Department, Planning Commission, Board of Supervisors

Priority: 1

- 23-OSCI** Assignment of staff to create a habitat/wetland mitigation banking program for Yuba County.

Lead Agency: Board of Supervisors

Priority: 1

- 24-OSCI** Inclusion of wildlife and parkland connecting corridors within the charge of the committee overseeing Yuba River Recreation and Wildlife Enhancement Plan.



Lead Agency: Board of Supervisors

Priority: 1

Protection of Agricultural Lands

6-OSCG Protect productive agricultural land.

25-OSCO Utilization of soil conservation practices as recommended by the Natural Resources Conservation Service.

108-OSCP The County shall encourage close cooperation between agriculture and the local Resource Conservation District in order to assure that all appropriate steps are taken to preserve the county's agricultural soils.

109-OSCP The County shall support the efforts of the Resource Conservation District to educate the public about soil conservation.

26-OSCO Attainment of objectives set out under 2-LUG.

110-OSCP The retention of agriculture as a primary extensive land use shall be encouraged by the County in order to maintain agriculture's economic viability, but also its contribution to the preservation of open space and wildlife habitat.

111-OSCP The value of ricelands as waterfowl habitat shall be emphasized in an effort to preserve such lands.

112-OSCP The County shall encourage compatible multiple use of agricultural lands to enhance their viability, including hunting clubs and preserves, and other recreational development.



- 113-OSCP The County shall support efforts by private farmland conservation groups such as the American Farmland Trust to utilize conservation easements to preserve agricultural land.
- 114-OSCP The County shall support efforts to merge or revert to acreage lots in "paper" subdivisions where lots are substandard in size for agricultural purposes.
- 115-OSCP The County shall ensure that zoning and other land use regulations do not unnecessarily restrict agriculturally related enterprise which provides supplemental income and enhances agricultural viability, such as on-farm packing and sales, including sales from roadside stands.

Implementation Strategies

See Implementation Strategies 4-LUI through 8-LUI.

Conservation of Oak Woodlands

- 7-OSCG **Conserve Valley oaks, and encourage the protection and regeneration of oak woodlands in foothill areas.**
- 27-OSCO Creation of an inventory of remaining Valley oaks and development of guidelines for their retention and regeneration.
- 116-OSCP Project proponents shall identify and map the location of all Valley oaks on property proposed for a development project. Identification need not include individual trees where groves of Valley oaks are present, and need not include trees less than 6 inches in diameter at breast height.
- 117-OSCP The following guidelines shall be implemented by the County in order to preserve Valley oaks:



- During any construction, fill should not be placed within an area which is 1.5 times the distance from the trunk to the dripline (the perimeter of the crown) of Valley oaks and no closer than 10 feet from the trunk. The dripline of the tree should be fenced during grading and construction.
- Soil compaction, which could damage root systems and interfere with vital gas and nutrient exchanges in the roots, should be prevented by not operating or storing heavy equipment within oak driplines.
- Excavations around trees should be minimized. Depth of excavations should be the minimum required. Utility lines should be combined in single trenches whenever possible.
- If roots need to be removed, they should be cut rather than torn and immediately covered with mulch or soil to prevent desiccation.
- Developers shall submit a tree protection plan along with grading and erosion control plans when Valley oaks are present on the site to be developed. The tree protection plan should include a planting replacement program for all Valley oaks removed, including a maintenance and monitoring program, and should also show how any snags present on the site will be retained where feasible when they do not pose a threat to public safety.



- Individuals who purchase lots in new subdivisions containing Valley oaks should be provided with literature on Valley oak protection. Watering of Valley oaks should be prevented, and any landscape vegetation planted adjacent to Valley oaks should be drought-tolerant.

28-OSCO Identification of foothill oaks on development project plans and avoidance during design and construction.

118-OSCP All proposed parcel maps, subdivision maps and conditional use permits in areas containing oak woodlands shall show the location of existing oaks by canopy area. Based on the amount of existing canopy area on the project site, the following table will determine the amount of canopy that must be retained:

Existing Canopy Cover Including Permanent Open Space Areas	Percent Canopy Cover to be Retained with the Project, Including Permanent Open Space Areas
80-100%	60% of existing canopy
60-79%	70% of existing canopy
40-59%	80% of existing canopy
20-39%	85% of existing canopy
19% or less	90% of existing canopy

Specific standards shall be included in the *Zoning Ordinance* and be subject to CDF wildland fire management recommendations.

119-OSCP Whenever project objectives can be otherwise achieved, it shall be the policy of the County to avoid oak tree removal.



120-OSCP To avoid oak tree removal, the County shall entertain innovative and nonconventional site planning and structural designs.

29-OSCO This *General Plan* constitutes the management plan for foothill oak woodlands.

121-OSCP The programs contained in Goal 7-OSCG, Objectives 27 and 28-OSCO, and the applicable policies constitute Yuba County's plan to manage oak woodlands. The oak canopy retention program provided in Policy 118-OSCP shall be implemented in the *Zoning Ordinance* as a means to maintain and manage foothill oak woodlands.

Implementation Strategy

25-OSCI Incorporation by the County of policies and guidelines for conservation of oak woodlands into development project review.

Lead Agency: Planning Department

Priority: Ongoing

Utilization of Water

8-OSCG Develop and implement a countywide water utilization and distribution plan.

30-OSCO Creation of a task force composed of county water interests to draft a water utilization and distribution plan which will address the county's water needs during the term of this *General Plan*, including water for agriculture, growth, wildlife and recreation.



- 122-OSCP Water utilization and distribution planning shall be directed and coordinated by the Yuba County Water Agency and shall include PG&E, California Water Service Company and the various water delivery special districts.
- 123-OSCP Water utilization and distribution planning shall stress surface water supply rather than groundwater for new development projects and agriculture.
- 124-OSCP Groundwater resources shall be managed at the local level, including oversight of exportation, in an effort to ensure that an adequate groundwater supply is available for Yuba County residents.
- 125-OSCP Water utilization and distribution planning shall emphasize water conservation for urban as well as agricultural users.
- 126-OSCP Water utilization and distribution planning shall examine use of reclaimed wastewater for agriculture, landscaping and other legally permissible applications.
- 127-OSCP Water distribution planning shall rely on county service areas or similar public agencies for retail water delivery to the extent feasible.
- 128-OSCP Water distribution planning shall utilize Community Boundaries as adopted in this *General Plan* when identifying areas to be served with domestic water supply.
- 129-OSCP Water supply for recreational and wildlife use shall be coordinated with State and federal agencies with statutory and regulatory authority over these beneficial uses.



31-OSCO Expansion of surface water use for land designated Valley Agriculture, Agriculture/Rural Residential and Foothill Agriculture in lieu of continued reliance on groundwater.

130-OSCP Water utilization and distribution planning shall include strategies for bringing surface water supplies to areas designated on the *Land Use Diagram* as Valley Agriculture, Agriculture/Rural Residential and Foothill Agriculture.

131-OSCP The County shall support all available avenues to increase Yuba County's surface water supply, including additional onstream storage.

Implementation Strategy

26-OSCI Establishment of funding and a multi-year commitment by the Yuba County Water Agency to completion of a comprehensive water utilization and distribution plan.

Lead Agency: Yuba County Water Agency Board of Directors

Priority: 1

Park and Recreation Needs

9-OSCG Set aside sufficient areas to meet future park and recreation needs.

32-OSCO Creation of a countywide system of park and recreation sites composed of neighborhood, community and regional facilities.

132-OSCP An inventory of existing park and recreation sites shall be maintained by the County.

133-OSCP County parks shall be developed and maintained in accordance with the following definitions and standards:



- Neighborhood parks shall be centrally located to residential areas and shall be readily accessible to pedestrians and nonmotorized vehicles. Typical facilities will include turf areas for a variety of field games and paved areas for court games. Children's play apparatus will be a prominent feature of neighborhood parks and small scale picnic areas may also be installed, typically in proximity to children's play areas. Neighborhood parks may range in size from 1 to 10 acres.
- Community parks will contain many of the features of a neighborhood park but on a larger scale. Typically such parks will serve a substantial portion of or an entire community and will have a specific identity with particular activities such as baseball diamonds for Little League, a lighted track or similar feature. In addition, community parks may exist because of a desire to protect and enhance a natural attribute such as a lake, streamcourse, or topographic feature, in which case recreational activities may be limited to walking, hiking, viewing and picnicking. Community parks will typically range in size from 10 to 40 acres.
- Regional parks will provide for areawide needs and may contain large scale sports complexes, campgrounds, picnic areas, significant groves of trees, lakes for fishing and other major attractions. Where the attraction is a natural feature such as the Yuba River, activities will focus around the natural feature and may include boating, rafting, swimming, hiking, viewing and camping. Regional parks will typically be greater than 40 acres in size, and may range up to several



hundred acres where protection or enhancement of natural features is involved.

- 134-OSCP Existing and proposed community and regional park sites shall be generally depicted on the *Open Space Diagram*.
- 135-OSCP Community plans and specific plans shall identify all existing and future community and regional park sites.
- 136-OSCP The County shall attempt to balance the distribution of neighborhood and community parks to assure that all areas of the county are equally served.
- 137-OSCP The County shall coordinate in its efforts to develop better park and recreation facilities with the U.S. Forest Service and State agencies operating facilities which may be complementary to County needs.
- 138-OSCP Existing local efforts in Olivehurst, Linda, Brownsville, Oregon House and elsewhere to provide park and recreation facilities shall be supported by the County to the extent such support is consistent with other County priorities and needs.
- 33-OSCO Establishment of 5 acres of locally controlled park land for every 1,000 persons residing in the county.
- 139-OSCP Early acquisition of park sites in developing areas of the county shall be considered, consistent with available resources.
- 140-OSCP Where appropriate, the County shall require the construction of neighborhood and community park facilities in conjunction with new development projects, including major subdivisions and specific plans.



- 141-OSCP The County shall encourage the formation of locally controlled special districts or utilize a county service area for partial funding of park and recreation needs.
- 142-OSCP During park design, the County shall take into consideration the needs and access requirements of all population groups within the county.
- 143-OSCP Constructed parklands shall complement rather than detract from natural features such as watercourses, trees and topography.
- 144-OSCP Where feasible, park and recreation facilities shall be integrated with schools and other public facilities including joint use of facilities.
- 145-OSCP Privately owned park and recreation facilities shall be encouraged, including private campgrounds, hunting and fishing areas, sports centers, and private picnicking areas in order to reduce demands on public agencies.
- 34-OSCO Dedication of park land or payment of in lieu fees for park land in conjunction with residential development projects.
- 146-OSCP In order to provide future park sites of adequate size, new residential subdivisions of 356 or fewer lots shall pay in lieu fees for park land. New residential subdivisions of 357 or more lots shall be required to either dedicate park land or a combination of dedication and payment of fees in lieu of dedication.

Implementation Strategies

- 27-OSCI Assign a staff person to maintain a detailed inventory of all park and recreational facilities in Yuba County and update Volume I of this *General Plan* from time-to-time utilizing the collected data.



Lead Agency: Planning Department

Priority: Ongoing

- 28-OSCI** Maintain a development project review process which documents compliance with the various objectives and policies for park and recreation needs for each development project considered by the County.

Lead Agency: Planning Department

Priority: Ongoing

- 29-OSCI** Develop a parks and recreation master plan for Yuba County which embodies the above objectives and policies.

Lead Agencies: Board of Supervisors, County Planning Commission, Public Works Department

Priority: 3

Flooding and Other Hazards

- 10-OSCG** Carefully regulate development projects located in floodplains, unstable soil areas, high fire hazard areas, areas of steep slope, and other areas with similar constraints.

- 35-OSCO** Protection of future development projects from the threat of flooding in a 100 year or more frequent flood event.

- 147-OSCP** Proponents of new development projects shall be required to undertake an evaluation of flood hazards and shall present the evaluation results to the County prior to approval of development projects.



- 148-OSCP The installation of storm drain and other flood protection/prevention improvements shall be required as a condition of approval for of all new development projects.
- 149-OSCP When considering approval of new development projects, areas subject to flooding should be avoided unless appropriate mitigation measures have been incorporated into the project or required as a condition of project approval.
- 150-OSCP The County shall work closely with the U.S. Army Corps of Engineers, local reclamation districts and levee commissions to assure that maximum protection from potential levee breaks or overtopping during periods of high water is provided to the Linda and Olivehurst region .
- 151-OSCP The flood protection measures contained in the *South Yuba Drainage Master Plan* shall be implemented as opportunities and resources allow.
- 36-OSCO Maintenance and improvement of existing regulations protecting properties from hazards and constraints to development.
- 152-OSCP The County shall continue to maintain floodplain zoning and shall take all necessary steps to maintain its eligibility for the Federal Flood Insurance Program as administered by the Federal Emergency Management Agency.
- 153-OSCP All proposals for dams and levees shall be carefully reviewed by the County to assure that potential hazards are not created by their construction or the manner of their construction. Proposals for dam and levee construction shall be coordinated with the State



Reclamation Board and the Department of Water Resources, Division of Dam Safety.

- 154-OSCP Emergency and public assembly facilities shall not be constructed in areas subject to 100 year floods unless fully protected.
- 155-OSCP Natural waterways shall be protected from unnecessary alteration whenever flood protection structures or other forms of construction are proposed.
- 156-OSCP Integration of recreational uses with flood protection facilities shall be considered whenever such uses do not interfere with the facilities' primary purpose.
- 157-OSCP When approving residential development projects in areas subject to potential wildland fires, fire risk and hazard zones shall be considered and appropriate mitigation required.
- 158-OSCP New development projects shall be designed with fire protection and prevention in mind.
- 159-OSCP Development projects proposed within State Responsibility Areas (SRAs) shall comply with the State of California *Fire Safety Regulations* and local regulations adopted to implement the State regulations.
- 160-OSCP Fire protection personnel, including special district personnel and the California Department of Forestry and Fire Protection, shall be consulted during the development project review process.
- 161-OSCP The County shall coordinate with local fire districts, the California Department of Forestry and the U.S. Forest Service to assure that existing fuel breaks and emergency access routes are maintained.



- 162-OSCP Prior to final action on any development project, the impact the project will have on the provision of fire protection services shall be determined and the established level of service shall be maintained.
- 163-OSCP New development projects shall be required to pay their fair share for the provision of new fire stations, equipment, personnel and fire suppression improvements necessary to provide adequate fire protection services.
- 164-OSCP All community water systems serving new development projects shall be required to meet or exceed Yuba County minimum standards for provision of water for peakload demands and required fire flows.
- 165-OSCP Within areas identified for high landslide risk, a site specific geotechnical investigation shall be performed prior to development.
- 166-OSCP In order to protect people, property and improvements from seismic and other geologic hazards, the requirements of the *Uniform Building Code* shall be enforced.
- 167-OSCP Erosion control plans shall be required for all development projects proposed on land with slopes exceeding 5 percent.

Implementation Strategies

- 30-OSCI Maintain a development project review process which documents compliance with the various objectives and policies for flooding and other hazards for each development project considered by the County.



Lead Agency: Planning Department

Priority: Ongoing

31-OSCI Assignment of personnel to maintain compliance with federal flood insurance regulations, including maintenance of flood hazard maps and ordinances, and liaison with the Federal Emergency Management Agency.

Lead Agencies: Board of Supervisors, Planning and Building Services Director

Priority: Ongoing

32-OSCI Maintain a current and complete *County Emergency Response Plan* including provisions for evacuation in the event of dam failure.

Lead Agency: Office of Emergency Services

Priority: Ongoing

33-OSCI Assignment of personnel to maintain compliance with State *Fire Safety Regulations* and liaison with the California Department of Forestry and Fire Protection.

Lead Agencies: Board of Supervisors, Planning and Building Services Director

Priority: Ongoing

Trails

11-OSCG Provide for trail-oriented recreation use in the planning process.

37-OSCO Integrate trails for pedestrians, bicycles and equestrian use into development projects.



168-OSCP The County hereby establishes the following minimum trail standards:

- Hiking Trail

Easement Required - 10 feet

Width of Trail - 4 feet

Surfacing - Conforming to natural setting

Preparation - Minimal, to maintain natural setting

- Bicycle Trail (Urban Areas)

Easement Required - Minimum 12 feet, preferred 20 feet

Width of Trail - 8 feet

Surfacing - 1 inch asphaltic concrete

- 2 inch aggregate base

Preparation - Grading, including proper drainage

- Horse/Mountain Bike Trail (Rural Areas)

Easement Required - Minimum 12 feet, preferred 20 feet

Width of Trail - 10 feet

Surfacing - Natural, compacted fill or other

approved material

Preparation - Minimal, may include some grading

and clearing of vegetation

169-OSCP Specific and community plan areas shall contain trails and greenbelts sufficient to serve the anticipated population.



- 170-OSCP Trails shall be provided and designed in conjunction with new development projects in a manner which allows for the eventual development of a countywide trails network which links areas of the county together.
- 171-OSCP Establishment of pedestrian and bicycle trails shall be emphasized in conjunction with new developments, including linkages between residential areas, schools, parks and convenience shopping.
- 172-OSCP Trails shall be viewed as public amenities and made readily accessible to the public wherever feasible.
- 173-OSCP Dedication and construction of trails and trail segments proposed in conjunction with new development or shown on the County's *Master Trails Plan* shall be required as a condition of development project approval whenever there is direct benefit demonstrated to the project under consideration.
- 38-OSCO Integrate trails into future recreational sites, including linkages between sites, and linkages between sites and urban areas.
- 174-OSCP The County shall strive to link public open space areas together by means of trails.
- 175-OSCP The County shall incorporate trails into future planning for drainage channels, street rights-of-way, landscape corridors, levees, transmission line easements and other open space areas whenever feasible.
- 176-OSCP Trails shall be designed with minimum impact on the environment as a guiding criterion.
- 177-OSCP The County shall establish priorities for development of trails, taking into consideration already constructed trail links and regionally planned trails.



178-OSCP The County shall strive to develop trails that are accessible to the disabled and designate those trails on a map available to trail users.

179-OSCP The County shall recognize the needs of all trail users including pedestrians, bicyclists and equestrians and shall strive to develop separate as well as joint use facilities for the identified activities.

39-OSCO Maintain a countywide *Master Trails Plan*.

180-OSCP A Trails Commission shall be maintained by the County whose purpose is to advise the Planning Commission and Board of Supervisors of the riding, hiking and bicycle trail needs of county residents and visitors.

181-OSCP The Trails Commission shall maintain a *Master Trails Plan* as described in Volume I of this *General Plan*.

182-OSCP The *Master Trails Plan* shall address the needs of pedestrians, bicyclists and equestrians and shall describe facilities which link residential areas with commercial areas, schools, recreation areas, waterways, vista points and community centers.

183-OSCP The Trails Commission shall work with other public agencies to coordinate development of regional and interjurisdictional facilities, including U.S. Forest Service facilities and facilities in adjoining counties and cities.

184-OSCP The Trails Commission shall seek sources of funding for trails development and maintenance. Formation of a countywide special district or use of a county service area shall be explored.



Implementation Strategies

- 34-OSCI** Maintain a development project review process which documents compliance with the various objectives and policies for trails for each community and specific plan and other development project considered.

Lead Agency: Planning Department

Priority: Ongoing

- 35-OSCI** Assignment of personnel to work with and provide support to the Trails Commission.

Lead Agency: Board of Supervisors

Priority: 1

Cultural Resources

- 12-OSCG** Preserve and restore cultural resources, including historic sites and buildings.

- 40-OSCO** Attention during development project review and construction to the potential for cultural resources to occur on development sites.

- 185-OSCP** Prior to final action on any development project, the project shall be carefully reviewed against available information, including a records search at the California Archaeological Inventory, North Central Information Center, California State University, Sacramento, for impact on cultural and historical resources.

- 186-OSCP** When deemed appropriate by the Information Center, and particularly in the lower foothill zone, archaeological surveys shall be required for potential development sites.



- 187-OSCP Only those archaeologists recognized as qualified by the North Central Information Center, California State University, Sacramento shall be permitted to conduct surveys and document findings for proposed development projects under review by the County.
- 188-OSCP Where historic and prehistoric cultural resources have been identified, the County shall require that development projects be designed to protect such resources from damage, destruction, or defacement whenever possible. Whenever such resources cannot be avoided, appropriate mitigation measures shall be incorporated into the project as recommended by a recognized archaeologist, historian or paleontologist, depending on the type of expertise required.
- 189-OSCP If previously undiscovered cultural resources or human remains are encountered during construction or excavation, the procedures identified in Sections VIII and IX of Appendix K of the *CEQA Guidelines* shall be followed.
- 41-OSCO Public awareness and appreciation of historic and cultural resources.
- 190-OSCP The County shall encourage property owners to treat cultural and historical resources as assets and support their preservation. The County shall also inform property owners that programs exist, such as the Mills Act, which provide significant tax benefits to landowners who preserve cultural resources.
- 191-OSCP Areas of known unique historical or cultural value within the county shall be preserved for educational, scientific and aesthetic purposes.



192-OSCP Native American groups shall be consulted whenever actions are proposed that may impact sites containing cultural resources of significance to Native Americans.

193-OSCP The County shall support the establishment of landmark designations for historic and cultural resources under the National Register of Historic Places program; the California Historical Landmarks, Historic Interest, Historic Properties and Historic Resources programs; and other similar programs.

42-OSCO Identification of historically significant structures and sites.

194-OSCP An inventory of historically significant structures and sites shall be maintained by the County and used to update Volume I of this *General Plan* from time-to-time.

195-OSCP All historic resources appearing in the inventory shall be protected from incompatible development projects and other potentially adverse effects caused by discretionary development projects.

43-OSCO Protection of known archaeologic and historic sites from vandalism, unauthorized excavation or destruction.

196-OSCP The County shall assist in maintaining the confidentiality of archaeological site information.

197-OSCP The County shall consider programs and opportunities for purchase of sites containing significant cultural or historical resources when necessary to protect them from abuse or destruction.

198-OSCP The County shall utilize the State *Historic Building Code* in efforts to encourage preservation and reuse of historically significant structures.



Implementation Strategies

36-OSCI Creation of a cultural and historic resources component, including opportunities for site acquisition, within the parks and recreation master plan (see 31-OSCI).

Lead Agencies: Board of Supervisors, Planning Commission, Public Works Department

Priority: 3

37-OSCI Maintain a development project review process which documents compliance with the various objectives and policies for cultural resources for each development project or other development related action taken by the County.

Lead Agencies: Planning Department, Public Works Department

Priority: Ongoing

Air Quality

13-OSCG Protect and enhance air quality.

44-OSCO Compliance with regional, State and federal air quality standards and regulations.

199-OSCP Prior to final action on any development project, the project shall be reviewed to determine the impact such development will have on the existing air quality and for compliance with the air pollution reduction measures specified in the Northern Sacramento Valley Air Basin and Feather River Air Quality Attainment Plans.



- 200-OSCP When considering development project proposals, a jobs/housing balance shall be promoted.
- 201-OSCP Yuba County shall support the Feather River Air Quality Management District (AQMD) in its efforts to achieve the following objectives:
- Protect and maintain air quality to protect human health and preclude crop, plant and property damage in accordance with federal and State air quality laws.
 - Meet California clean air standards as soon as practical.
 - Encourage integration of land use, transportation and energy planning efforts which help to reduce air pollution impacts.
 - Recognition that due to mountainous terrain, frequent calm winds, stable and inverted atmospheric conditions and transport of pollutants from the south, the air pollution potential of the Feather River AQMD is high.
- 202-OSCP The County shall strive to meet and maintain all State and Federal air quality standards and shall support the Feather River AQMD in its efforts to maintain a monitoring program which determines the ambient air concentrations of those pollutants that have State or federal ambient air standards and which have a significant impact on the county's air quality.



- 203-OSCP Land use decisions shall be made with consideration given to the improvement of air quality. New development projects shall be conditioned to mitigate air quality impacts in accordance with the environmental review process provided in CEQA.
- 204-OSCP Mitigation measures specific to project size and type shall be incorporated in each development project permit. Projects that will produce more than 50 pounds per day of Reactive Organic Gases (ROG) or non-methane hydrocarbons, or more than 80 pounds per day of inhalable particulate matter (PM₁₀) from both direct and indirect sources shall provide Best Available Mitigation Measures (BAMMs) in the design of the project. The BAMMs shall be those identified and periodically updated by the AQMD.
- 205-OSCP Development projects producing direct emissions from stationary sources of air pollution shall be required to offset all nonattainment pollutants or their precursors that exceed 25 tons per year. All indirect emissions of the above pollutants that exceed 25 tons per year shall be mitigated with the provision of BAMMs as part of project design.
- 206-OSCP County development standards shall require the paving of roads to the degree necessary to mitigate potential significant adverse air quality impacts on an individual or cumulative basis from particulate impacts.
- 207-OSCP The AQMD's *Transportation Control Plan*, in association with the *Yuba Sutter Congestion Management Plan*, shall be used as the basis and guide for developing effective employer-based air pollution control programs and implementing transportation projects.



- 208-OSCP All feasible mitigation measures to reduce vehicle trips shall be considered in new development projects, including public transit; ridesharing and van pooling; shortened and combined motor vehicle trips for work, shopping and services; use of bicycles; and pedestrian access and walking.
- 209-OSCP Mixed land use/infill development and increased densities to support transportation alternatives shall be encouraged.
- 210-OSCP Land use planning shall be coordinated with the Feather River AQMD, Sacramento Area Council of Governments (SACOG) and the Yuba/Sutter BiCounty Congestion Management Agency in order to implement the provisions of the California Clean Air Act and Congestion Management Program.
- 211-OSCP The County shall refer development project permits to the Feather River AQMD for review and comment.
- 212-OSCP Project-level environmental review shall include identification of potential air quality impacts from both direct and indirect sources and include proposed mitigation measures designed to reduce or eliminate significant effects.
- 45-OSCO Continued study and consideration of alternatives to rice stubble burning, including winter flooding and water storage.
- 213-OSCP The potential to utilize ricelands as temporary storage reservoirs in winter months as a means of providing an alternative to rice straw burning and increasing water supplies for both wildlife and agricultural use shall be explored.



- 214-OSCP State programs to reduce agricultural burning, including development of alternatives to rice straw burning, shall be supported by the County.

Implementation Strategies

- 38-OSCI Maintain a development project review process which documents compliance with the various objectives and policies for air quality for each development project considered by the County.

Lead Agency: Planning Department

Priority: Ongoing

- 39-OSCI Review County improvement standards to assure that particulate impacts from roads are reduced to acceptable levels.

Lead Agency: Public Works Department

Priority: 1

- 40-OSCI Assignment of personnel to study alternatives to rice straw burning in cooperation with industry and AQMD personnel.

Lead Agencies: Board of Supervisors, Agricultural Commissioner

Priority: 1



Section Eight Agricultural Lands



SECTION 8 AGRICULTURAL LANDS

8.0 INTRODUCTION

Agriculture is the most extensive land use in Yuba county and the most significant component of the county's economy. Approximately 278,943 acres, or 68 percent of the total county area, are comprised of agricultural croplands and pasture. The value of agricultural land, however, is not limited to the provision of food, fiber and jobs. Agricultural land also provides open space which has both psychological and aesthetic benefits, and provides important wildlife habitat. The importance of agricultural land preservation can, therefore, be viewed from both an economic and environmental perspective.

Yuba County recognizes the importance of agricultural land and the need to place an emphasis on its preservation. The County's desire to preserve its most valuable farmland and to support the economic viability of the agricultural economy is reflected in goals, objectives, policies and implementation strategies set forth in this *General Plan*. These goals, objectives, policies and implementation strategies are compiled and presented in this section in order to allow the reader to quickly become familiar with the County's commitment to agricultural land preservation. At the end of each statement, a reference is made to the category and number where the goal, policy, etc. can be found. For example, 6-OSCG refers to the sixth goal contained in the *Open Space and Conservation Elements*, 25-LUP refers to policy 25 of the *Land Use Element*.

This *General Plan* is not intended to restrict existing, new, and expanding agricultural operations. Agricultural operations including, but not limited to the raising of livestock; all soil cultivation and related activities to crop production, harvesting, and processing; and timber management and harvesting are considered uses by right in all *General Plan* designations and zoning districts that permit agriculture.



8.1 GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION STRATEGIES

Goals:

- Retain the most productive agricultural lands in agricultural use, and clearly define areas suitable for urbanization and other forms of non-agricultural development. (2-LUG)
- Protect productive agricultural land. (6-OSCG)

Objectives:

- Establishment of Community Boundaries for all community and specific plan areas with average densities of one unit per five acres or greater. (8-LUO)
- Avoidance of Resource Conservation Service Capability Class I and II soils when establishing Community Boundaries or otherwise reviewing proposals for non-agricultural development. (9-LUO)
- Application and maintenance of agricultural zoning with a minimum parcel size of 40 acres on all Class I and II soils. (10-LUO)
- Within three years, establishment of specific mechanisms in County land use regulations for acquisition and/or transfer of development rights and purchase of conservation easements in areas containing Class I and II soils, and other areas identified as having special agricultural value. (11-LUO)
- Retention of at least 50 percent of the non-prime field crop land now in agricultural production for agricultural use during the term of the Plan. (12-LUO)
- Retention of all land used for intensive agriculture located north of the City of Marysville for agricultural use during the term of the Plan. (13-LUO)
- Retention of at least 70 percent of grazing lands and timberlands situated outside Community Boundaries for agricultural purposes. (14-LUO)



- Within three years, establishment of specific mechanisms in County land use regulations for acquisition and/or transfer of development rights and purchase of conservation easements in areas containing grazing and timberlands located outside Community Boundaries. (15-LUO)
- Recognition of a farmer's right to continue to farm. (16-LUO)
- Utilization of soil conservation practices as recommended by the Natural Resource Conservation Service. (25-OSCO)
- Creation of a task force composed of county water interests to draft a water utilization and distribution plan which will address the county's water needs during the term of this *General Plan*, including water for agriculture, growth, wildlife and recreation. (30-OSCO)
- Expansion of surface water use for land designated Valley Agriculture, Agriculture/Rural Residential and Foothill Agriculture in lieu of continued reliance on groundwater. (31-OSCO)

Policies:

- Community Boundaries shall be utilized as a method to preserve agricultural land and promote orderly growth in the county. (28-LUP)
- Urban-agricultural interface areas shall be recognized in proximity to Community Boundaries, within which all new development projects shall incorporate a buffer zone at least 300 feet in depth to separate the development project from surrounding agricultural land. This requirement may be eliminated or modified if there are significant topographical differences, substantial vegetation, or existing physical barriers between urban and agricultural areas. (29-LUP)
- Permanent physical features or barriers shall be used to separate agricultural from rural residential or urban uses wherever possible. Such features include rivers, streams, canals, roads, railroads, levees and topographical features. (30-LUP)



- The conversion of agricultural or open land to urban development within Community Boundaries shall be permitted to occur only as an extension of the urbanized area of the community. Community Boundaries shall not be used as justification for leapfrog development. (31-LUP)
- Agricultural land capability shall be a primary determinant when establishing or modifying Community Boundaries. (32-LUP)
- Non-agricultural development projects shall be directed to marginal agricultural lands. (33-LUP)
- Areas in which agricultural zoning is to be applied shall be identified on the *Land Use Diagram*. (34-LUP)
- Zoning with minimum parcel size designations large enough to maintain present agricultural uses shall be applied to all areas designated for Valley Agriculture on the *Land Use Diagram* unless the area is already committed to rural residential or other non-agricultural use. (35-LUP)
- The subdivision of lands shown on the *Land Use Diagram* for Valley Agriculture into parcels less than 40 acres in size shall be prohibited unless such development project meets the following conditions:
 - The subdivision is part of a farm employee housing project that embodies a cluster development concept, and such a project is permitted by the applicable zoning; the division of land is necessary to permit creation of a parcel no greater than 5 acres in size when a farmer wishes to retire while retaining a residence, or the proposed lot lines correspond to natural or human created features.
 - The project will not conflict with adjacent agricultural operations; and
 - The project will not hamper or discourage long-term agricultural operations either on-site or on adjacent agricultural lands. (36-LUP)



- The County shall commit sufficient staff and budgetary resources to establish a program for protection of agricultural lands utilizing non-zoning techniques. (37-LUP)
- The voluntary donation of conservation easements or other development restrictions to the County or a qualified private nonprofit corporation to preserve the agricultural use of land in areas designated for agricultural use shall be solicited and encouraged, where development of land would promote incompatible use. (38-LUP)
- Land designated as Important Farmland on the Important Farmlands Map that is not in a designated Community Boundary or a Planning Reserve or Specific Plan area shall be protected from non-agricultural encroachment by designating the land Valley Agriculture, with a minimum parcel size that maintains present agricultural uses. (39-LUP)
- Expansion of Community Boundaries on the valley floor shall be minimized while infill and intensification of use are encouraged. (40-LUP)
- All lands located outside Community Boundaries and located north of State Highway 20 on the valley floor shall be designated Valley Agriculture on the *Land Use Diagram* and zoned for agriculture, unless the site is already committed to rural residential or other non-agricultural use. (41-LUP)
- All foothill and mountain areas outside Community Boundaries shall be designated for Foothill Agriculture or other similar category on the *Land Use Diagram* and zoned in a manner which permits continuation of grazing and timber harvest activities. (42-LUP)
- The County shall commit sufficient staff and budgetary resources to establish a program for protection of grazing and timberlands utilizing non-zoning techniques. (43-LUP)
- The voluntary donation of conservation easements or other development restrictions to the County or a qualified nonprofit corporation to preserve the use of land for grazing or timber production in areas designated for



agricultural or timber use shall be solicited and encouraged, when proposed development would conflict with timber and grazing operations. (44-LUP)

- The County shall continue to maintain and support right to farm statutes and policies. (45-LUP)
- The County shall provide for the orderly transition of lands within Community Boundaries from agricultural to urban use, and agricultural uses shall be encouraged and allowed to continue until such time as urban development occurs. (46-LUP)
- Community Boundaries shall be used as an official definition of the interface between future urban and agricultural uses, and to identify the areas set aside for those types of uses which benefit from community services. (78-LUP)
- Clustering of residential development projects when parcels are adjacent to commercial agricultural lands shall be encouraged to place dwellings as far as possible from the agricultural land. (113-LUP)
- New non-agricultural development projects immediately adjacent to lands designated for agriculture shall be designed to provide buffers at least 300 feet in width such as setbacks, berms, greenbelts, and open space areas to separate farmland from new urban uses. (114-LUP)
- Development projects within or adjacent to designated agricultural areas shall incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses. (115-LUP)
- Greenspace proposed in conjunction with new development projects shall be used when feasible to buffer development from agricultural lands. (117-LUP)
- The natural resources upon which the county's basic economy depends (recreation, agriculture, mining and tourism) shall be protected. (140-LUP)



- Natural resource areas, open space lands and scenic resource areas, as identified by Volume I of this *General Plan*, shall be maintained in a manner that does not compromise their resource, open space and scenic values unless no other reasonable alternatives exist. Where impacts may occur, mitigation shall be provided which fully compensates for the identified impacts. (27-OSCP)
- The County shall zone ricelands located north of the City of Marysville for agricultural use in order to promote their retention for agriculture, waterfowl habitat and waterfowl hunting clubs. (79-OSCP)
- The County shall support the continuation of an adequate supply of water to District 10 for agriculture and waterfowl habitat purposes. (83-OSCP)
- The County shall encourage close cooperation between agriculture and the local Resource Conservation District in order to assure that all appropriate steps are taken to preserve the county's agricultural soils. (108-OSCP)
- The retention of agriculture as a primary extensive land use shall be encouraged by the County in order to maintain agriculture's economic viability, but also its contribution to the preservation of open space and wildlife habitat. (110-OSCP)
- The County shall encourage compatible multiple use of agricultural lands to enhance their viability, including hunting clubs and preserves, and other recreational development. (112-OSCP)
- The County shall support efforts by private farmland conservation groups such as the American Farmland Trust to utilize conservation easements to preserve agricultural land. (113-OSCP)
- The County shall support efforts to merge or revert to acreage lots in "paper" subdivisions where lots are substandard in size for agricultural purposes. (114-OSCP)



- The County shall ensure that zoning and other land use regulations do not unnecessarily restrict agriculturally related enterprise which provides supplemental income and enhances agricultural viability, such as on-farm packing and sales, including sales from roadside stands. (115-OSCP)
- Water utilization and distribution planning shall include strategies for bringing surface water supplies to all areas designated on the *Land Use Diagram* as Valley Agriculture, Agriculture/Rural Residential and Foothill Agriculture. (130-OSCP)

Implementation Strategies:

- Quantify and report on an annual basis the amount of agricultural land lost to development and maintain cumulative totals since adoption of the *General Plan*. (6-LUI)

Lead Agency: Planning Department

Priority: Ongoing

- Review and amend the *County Zoning Ordinance* text and map, and *County Subdivision Ordinance* to assure consistency with *General Plan* objectives and policies for agricultural lands preservation. (7-LUI)

Lead Agencies: Planning Department, Planning Commission,
Board of Supervisors

Priority: 1

- Maintain a development project review process which documents compliance with the adopted objectives and policies for agricultural lands preservation for each development project considered by the County. (8-LUI)

Lead Agency: Planning Department

Priority: Ongoing



- Establish specific criteria and standards for use of agricultural buffer zones.
(9-LUI)

Lead Agency: Planning Department, Planning Commission,
Board of Supervisors

Priority: 1

- Create a committee of citizens and staff interested in the subject of agricultural lands preservation techniques to work with the County in the creation of non-zoning techniques for the preservation of agricultural lands.
(10-LUI)

Lead Agency: Board of Supervisors

Priority 1

YUBA COUNTY



BIKE PATH

EQUESTRIAN/HIKING/MT. BIKE TRAIL

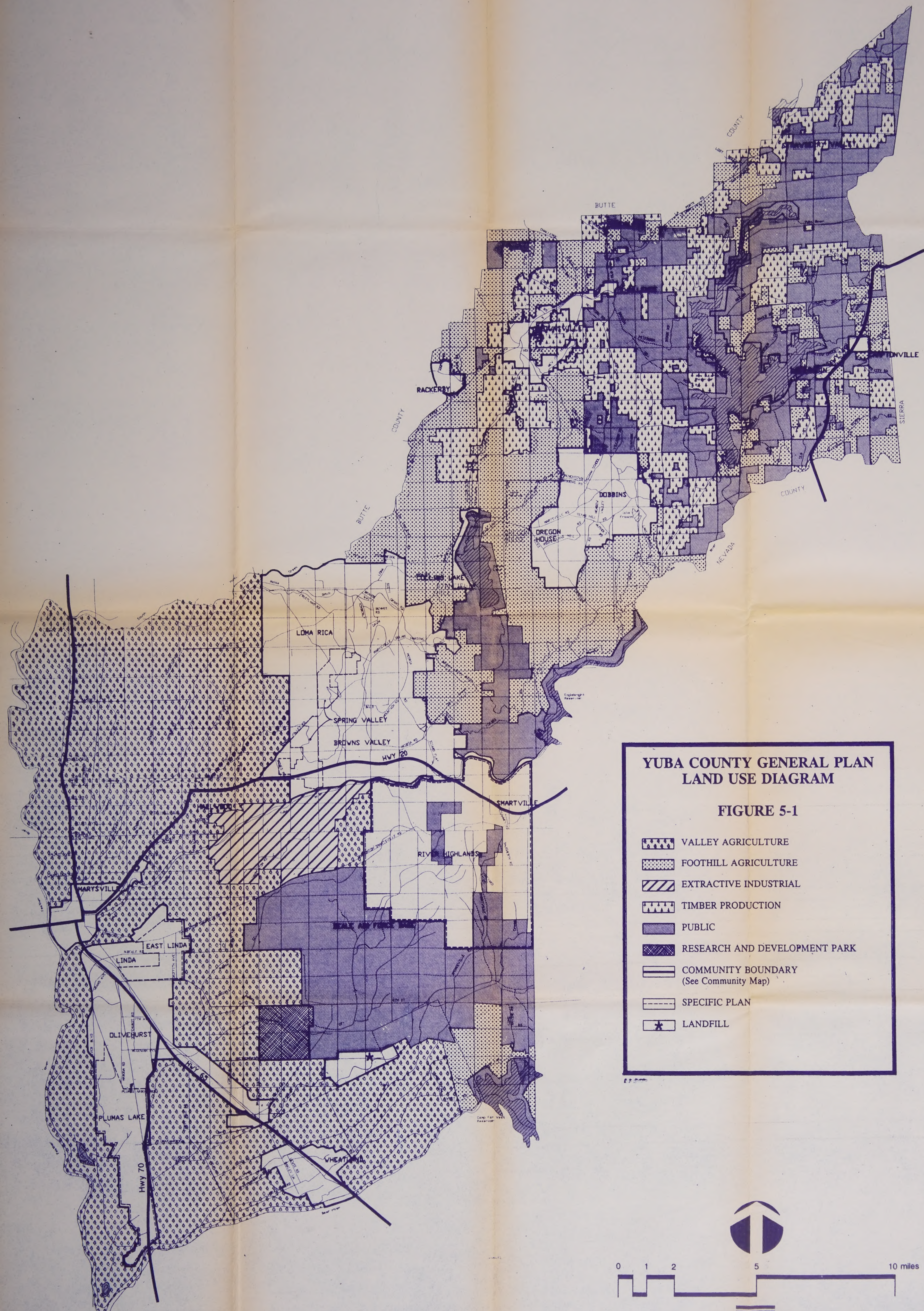
STAGING AREA

Source: Yuba County Open Space and Conservation Element, 1991

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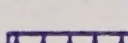
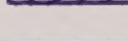
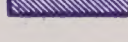
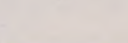
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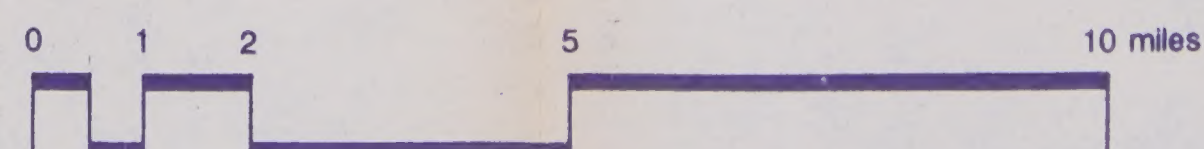
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YUBA COUNTY GENERAL PLAN LAND USE DIAGRAM

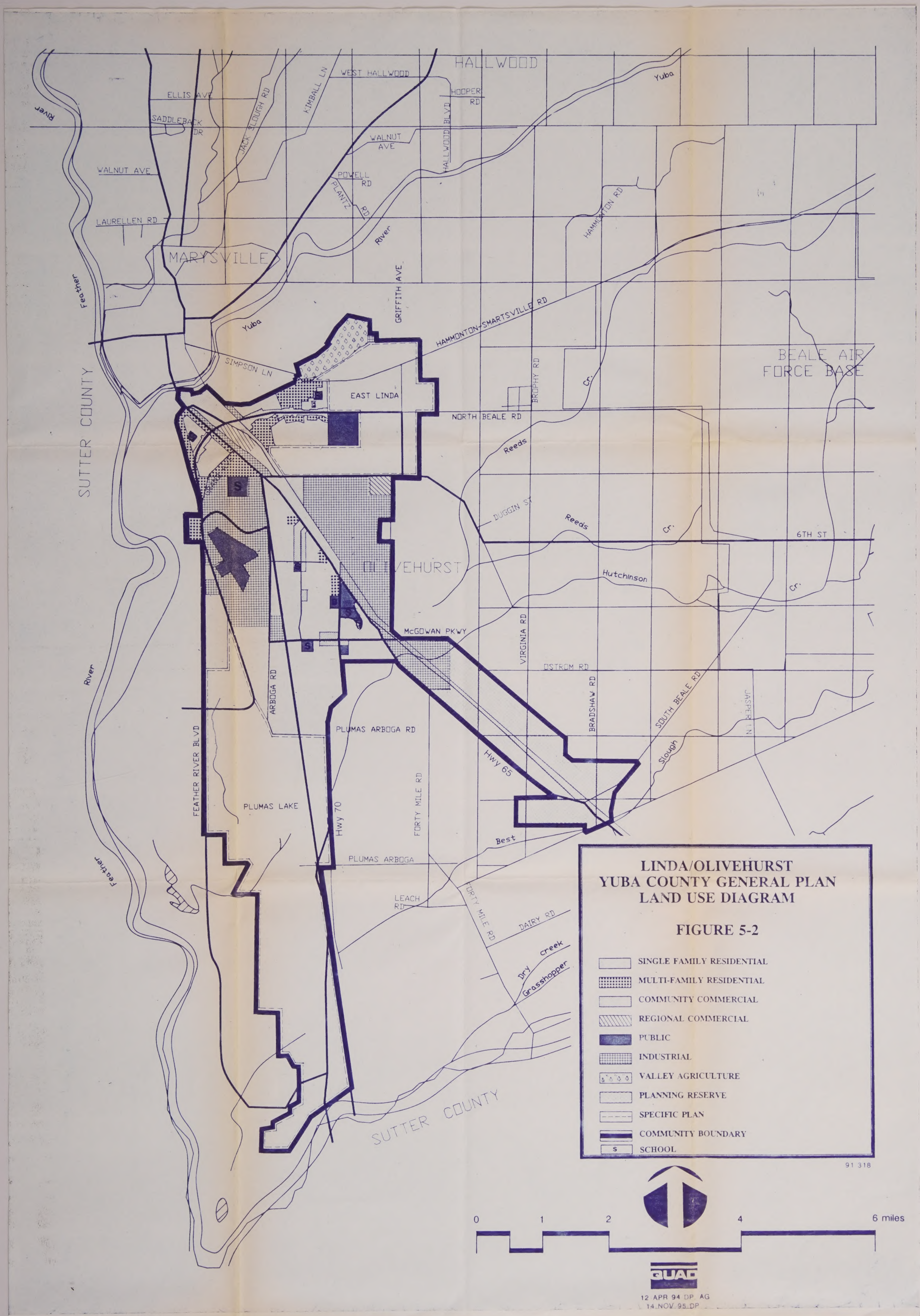
FIGURE 5-1

-  VALLEY AGRICULTURE
-  FOOTHILL AGRICULTURE
-  EXTRACTIVE INDUSTRIAL
-  TIMBER PRODUCTION
-  PUBLIC
-  RESEARCH AND DEVELOPMENT PARK
-  COMMUNITY BOUNDARY
(See Community Map)
-  SPECIFIC PLAN
-  LANDFILL



QUAD

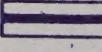
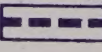
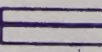
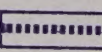
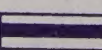
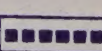
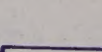
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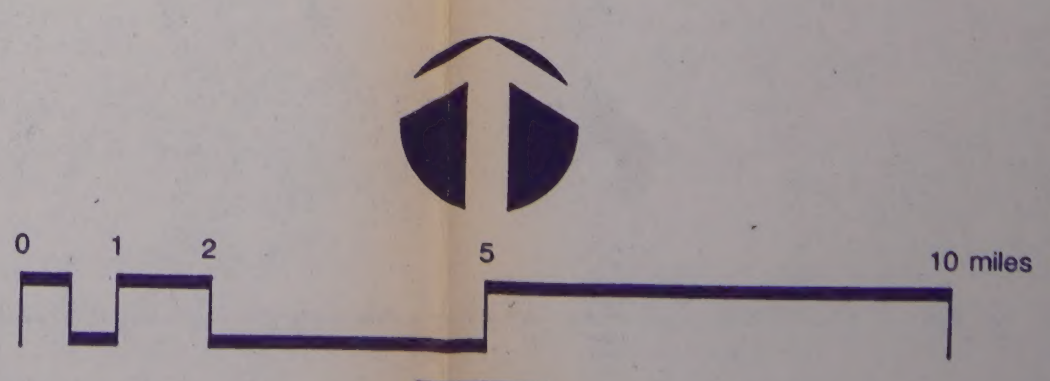


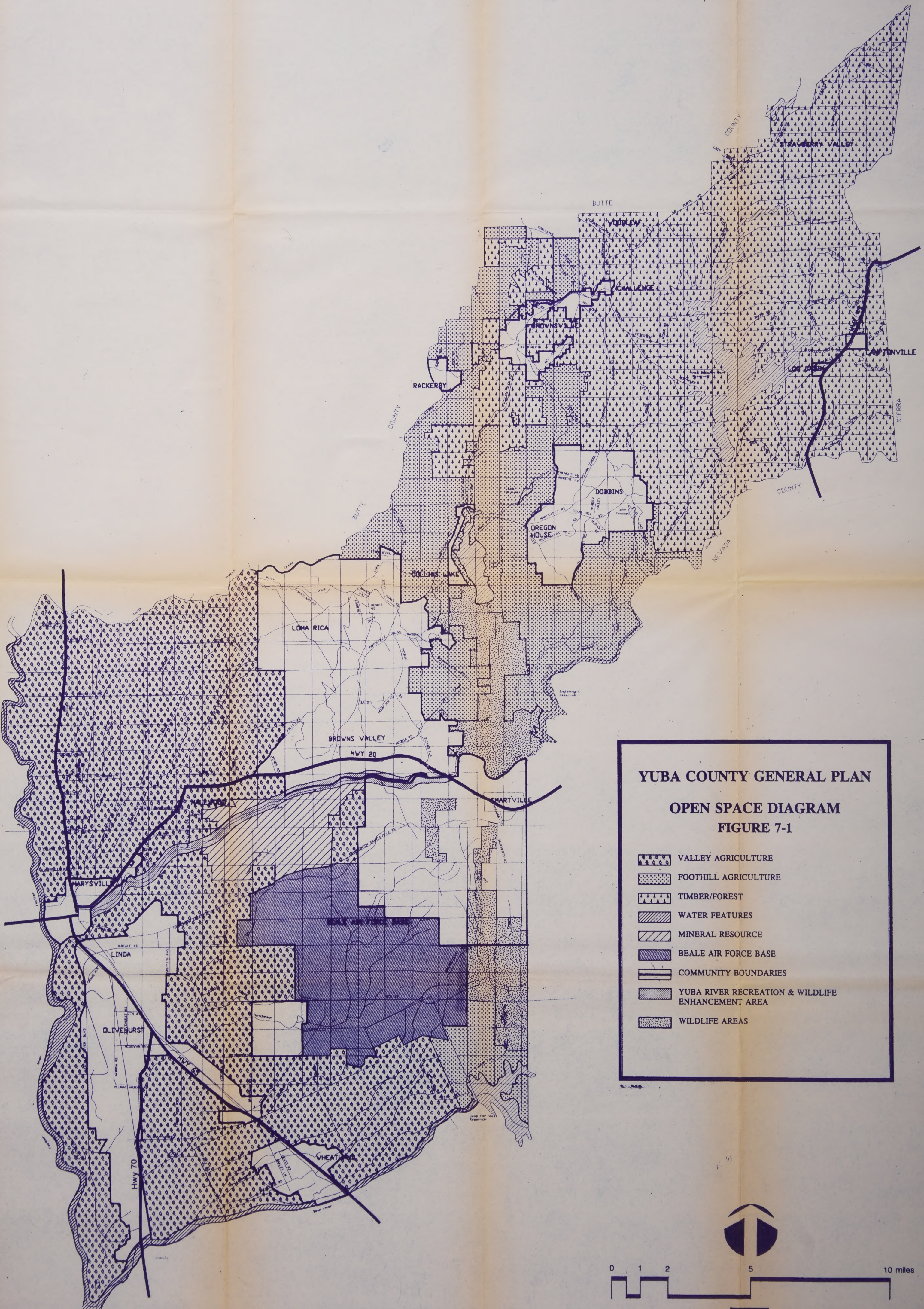
**YUBA COUNTY GENERAL PLAN
CIRCULATION ELEMENT**

**CIRCULATION DIAGRAM
FIGURE 6-1**

-  MAJOR ROADS
-  FUTURE MAJOR ROADS
-  COLLECTOR ROADS
-  FUTURE COLLECTOR ROADS
-  STATE HIGHWAYS/FREEWAYS
-  FUTURE STATE HIGHWAYS/FREEWAYS
-  FUTURE RAILROAD ALIGNMENT

NOTE: ALIGNMENTS ARE APPROXIMATE.





YUBA COUNTY GENERAL PLAN
OPEN SPACE DIAGRAM
FIGURE 7-1

- VALLEY AGRICULTURE
- FOOTHILL AGRICULTURE
- TIMBER/FOREST
- WATER FEATURES
- MINERAL RESOURCE
- BEALE AIR FORCE BASE
- COMMUNITY BOUNDARIES
- YUBA RIVER RECREATION & WILDLIFE ENHANCEMENT AREA
- WILDLIFE AREAS

